

Executive Summary Report

Characteristics-Based Market Adjustment for 2006 Assessment Roll

Area Name / Number: East Ballard / 82

Previous Physical Inspection: 2003

Improved Sales:

Number of Sales: 973

Range of Sale Dates: 1/2003 - 12/2005

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV*
2005 Value	\$159,300	\$184,000	\$343,300	\$371,600	92.4%	14.69%
2006 Value	\$168,400	\$195,500	\$363,900	\$371,600	97.9%	14.59%
Change	+\$9,100	+\$11,500	+\$20,600		+5.5%	-0.10%
% Change	+5.7%	+6.3%	+6.0%		+6.0%	-0.68%

*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.10% and -0.68% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2005 or any existing residence where the data for 2005 is significantly different from the data for 2006 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$25,000 or less posted for the 2005 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary:

	Land	Imps	Total
2005 Value	\$167,700	\$183,600	\$351,300
2006 Value	\$177,300	\$195,400	\$372,700
Percent Change	+5.7%	+6.4%	+6.1%

Number of one to three unit residences in the Population: 5,308

Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, grade 8 homes or ones in very good condition were at a higher assessment ratio than other parcels and the formula adjusts these upward less than others.

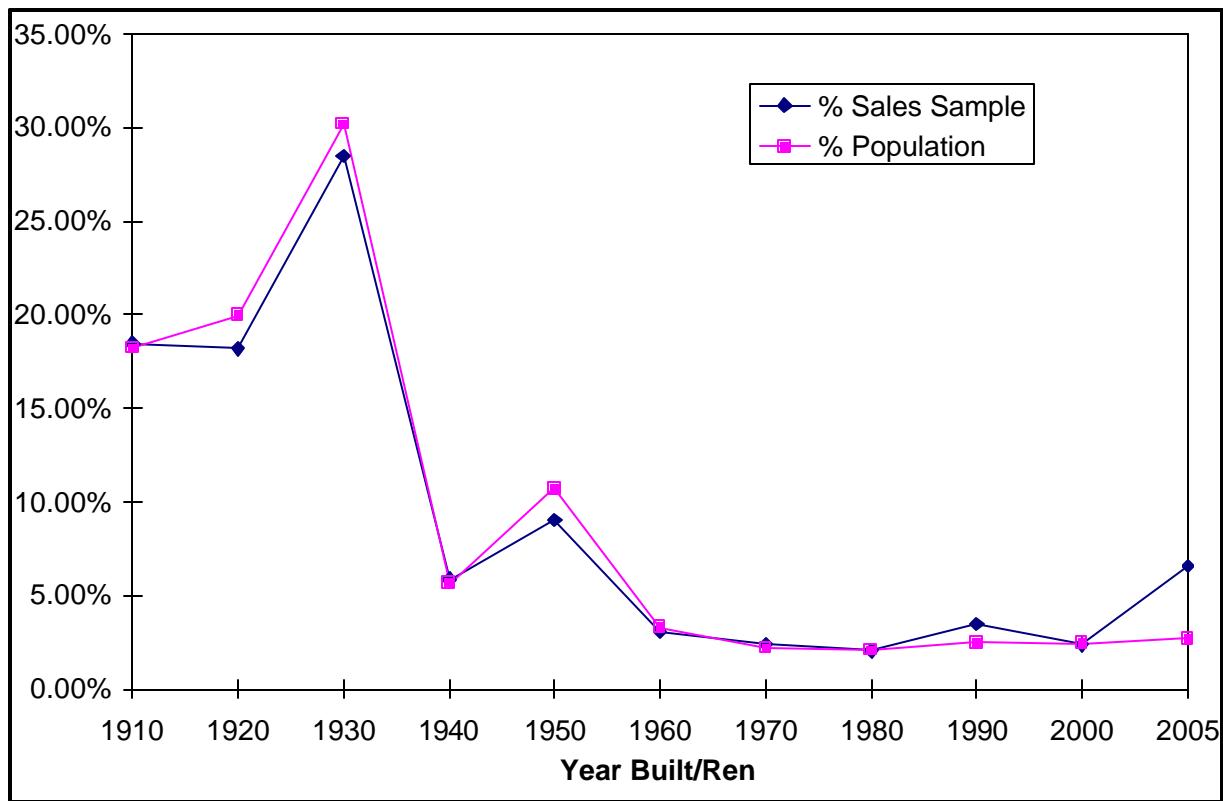
The formula adjusts for these differences thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. We recommend posting these values for the 2006 assessment roll.

Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	180	18.50%
1920	177	18.19%
1930	277	28.47%
1940	57	5.86%
1950	88	9.04%
1960	30	3.08%
1970	23	2.36%
1980	20	2.06%
1990	34	3.49%
2000	23	2.36%
2005	64	6.58%
	973	

Population		
Year Built/Ren	Frequency	% Population
1910	968	18.24%
1920	1060	19.97%
1930	1604	30.22%
1940	300	5.65%
1950	568	10.70%
1960	175	3.30%
1970	118	2.22%
1980	112	2.11%
1990	131	2.47%
2000	130	2.45%
2005	142	2.68%
	5308	

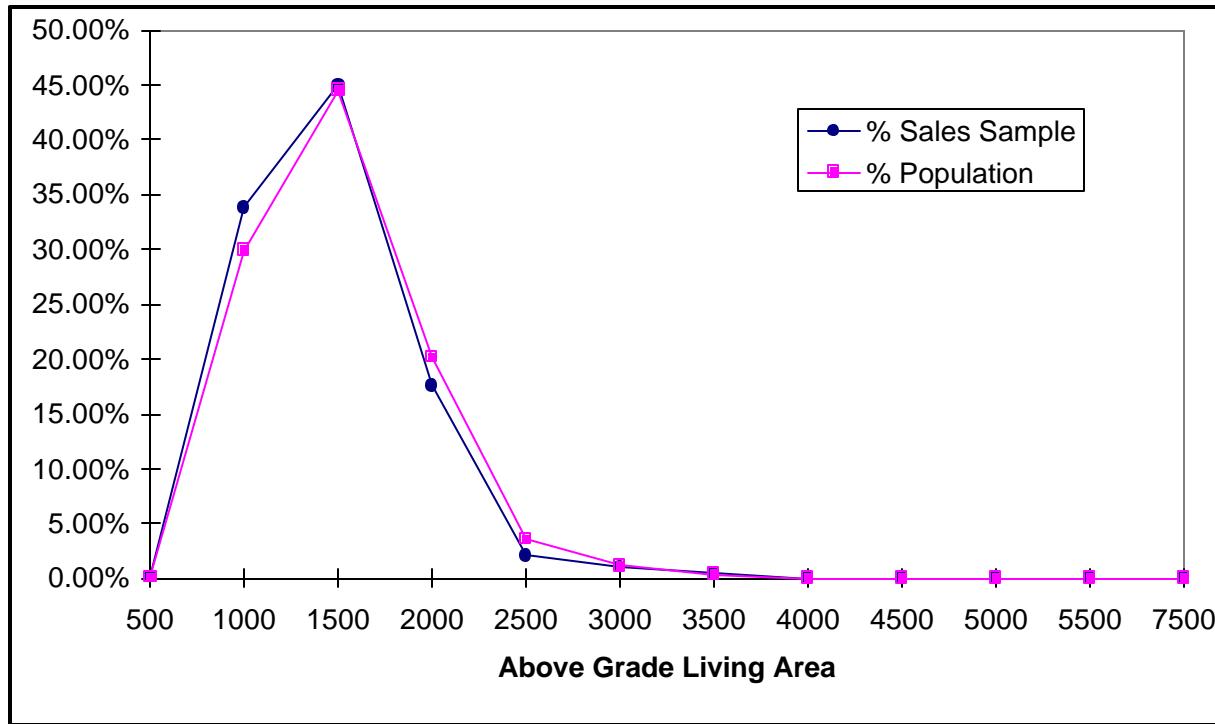


Sales of new homes built in the last five years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion. The sale frequency distribution follows the population distribution very closely with regard to Year Built/Renovated for all other ages.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	1	0.10%
1000	329	33.81%
1500	438	45.02%
2000	171	17.57%
2500	20	2.06%
3000	10	1.03%
3500	4	0.41%
4000	0	0.00%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	973	

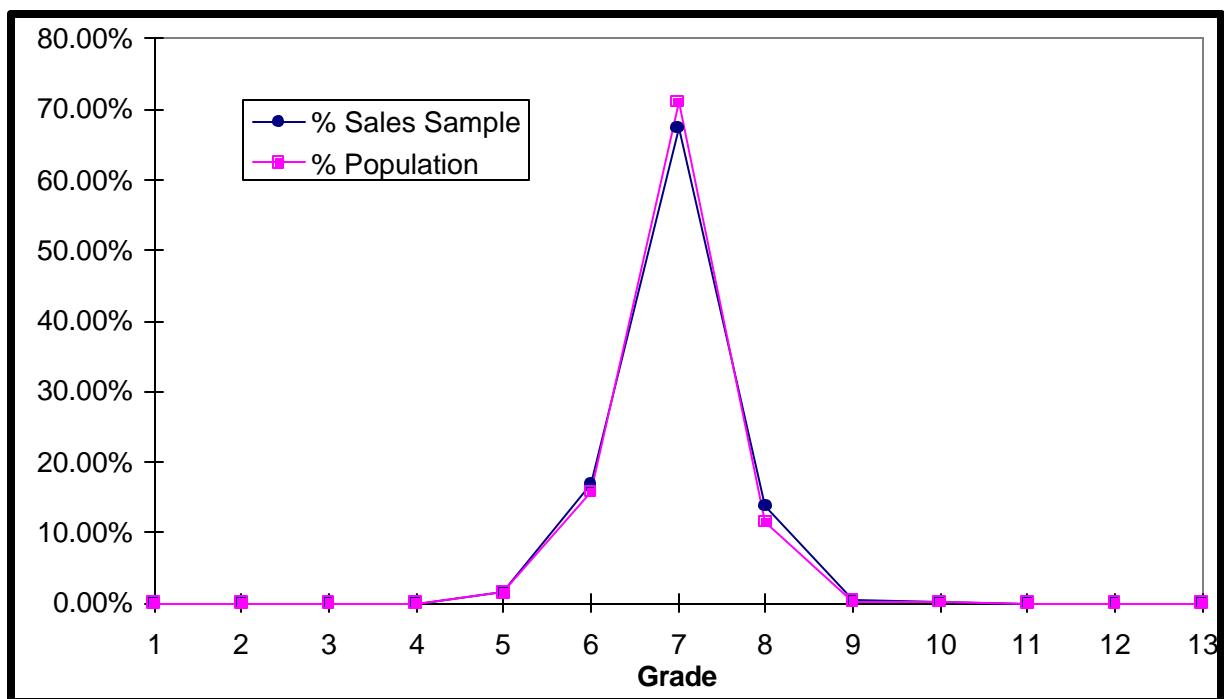
Population		
AGLA	Frequency	% Population
500	9	0.17%
1000	1588	29.92%
1500	2364	44.54%
2000	1073	20.21%
2500	191	3.60%
3000	61	1.15%
3500	19	0.36%
4000	2	0.04%
4500	1	0.02%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	5308	



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

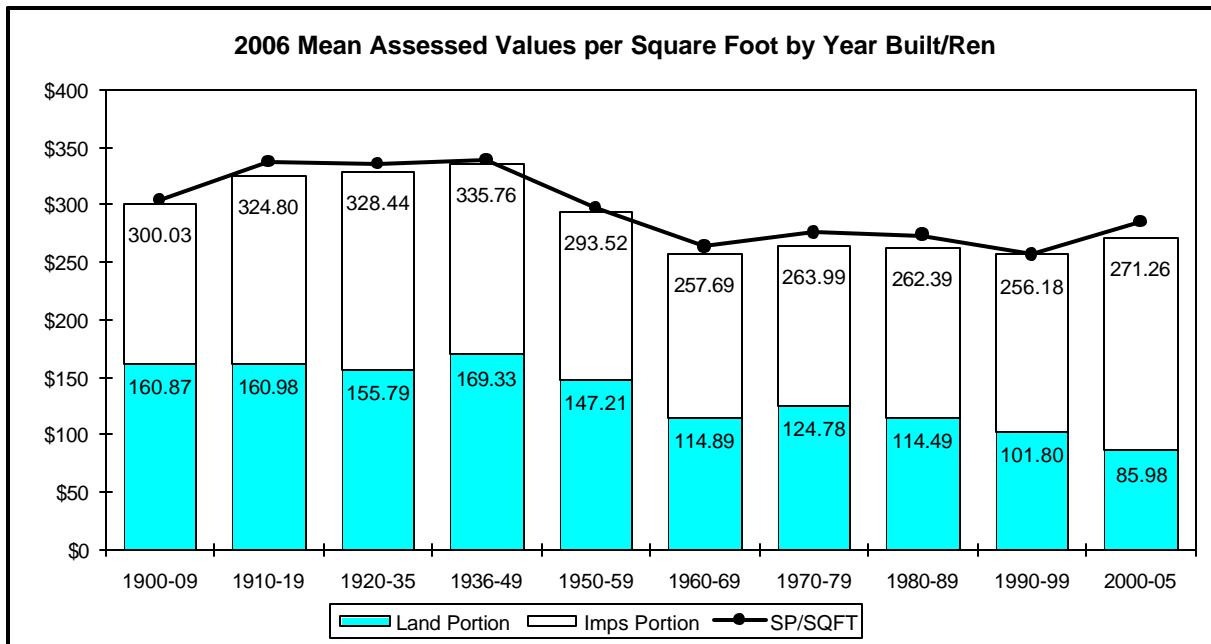
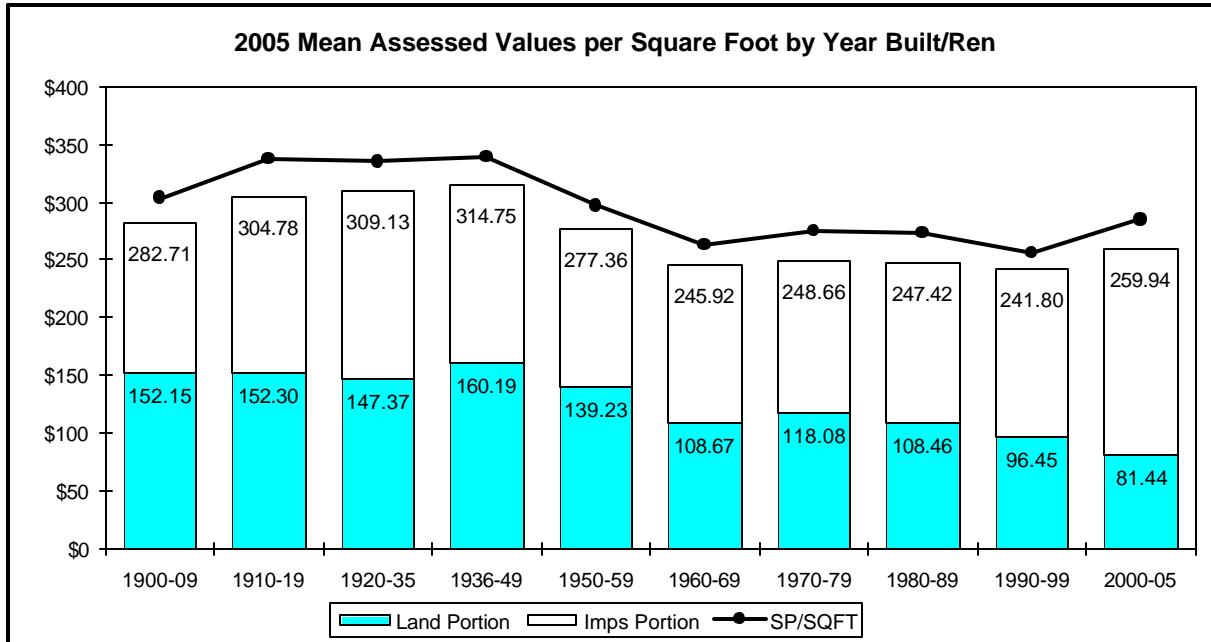
Sales Sample Representation of Population - Grade

Sales Sample			Population		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	0	0.00%
4	0	0.00%	4	1	0.02%
5	14	1.44%	5	79	1.49%
6	164	16.86%	6	835	15.73%
7	655	67.32%	7	3766	70.95%
8	134	13.77%	8	607	11.44%
9	4	0.41%	9	15	0.28%
10	2	0.21%	10	5	0.09%
11	0	0.00%	11	0	0.00%
12	0	0.00%	12	0	0.00%
13	0	0.00%	13	0	0.00%
973			5308		



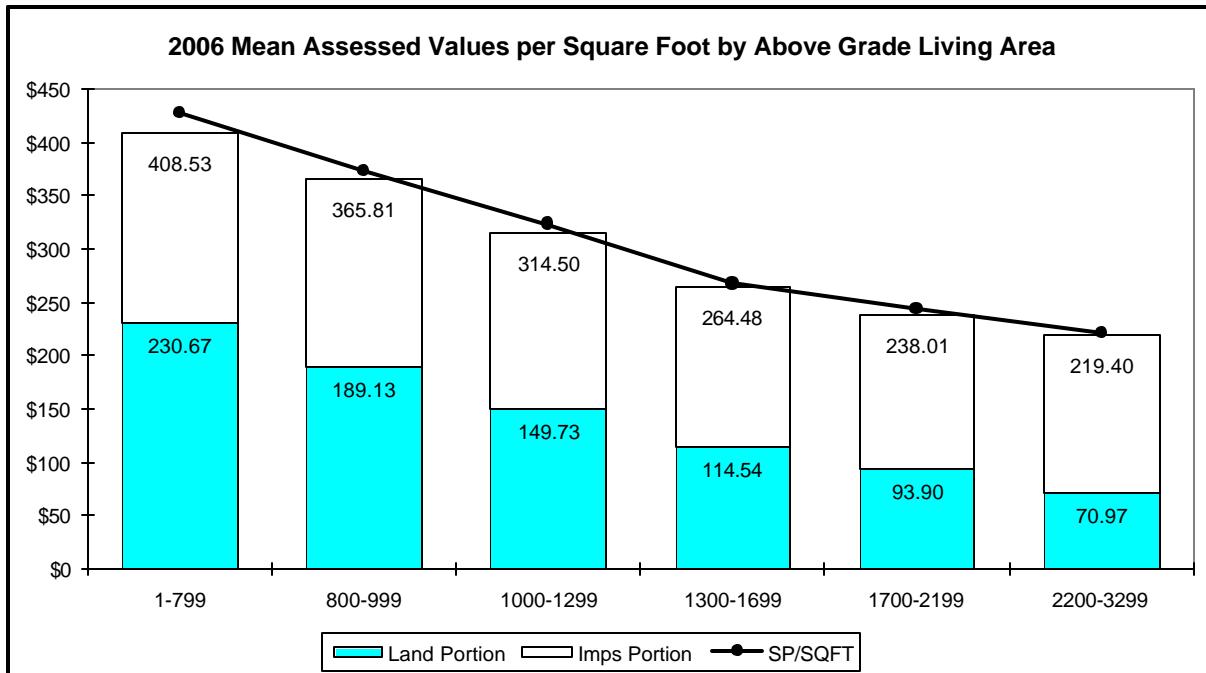
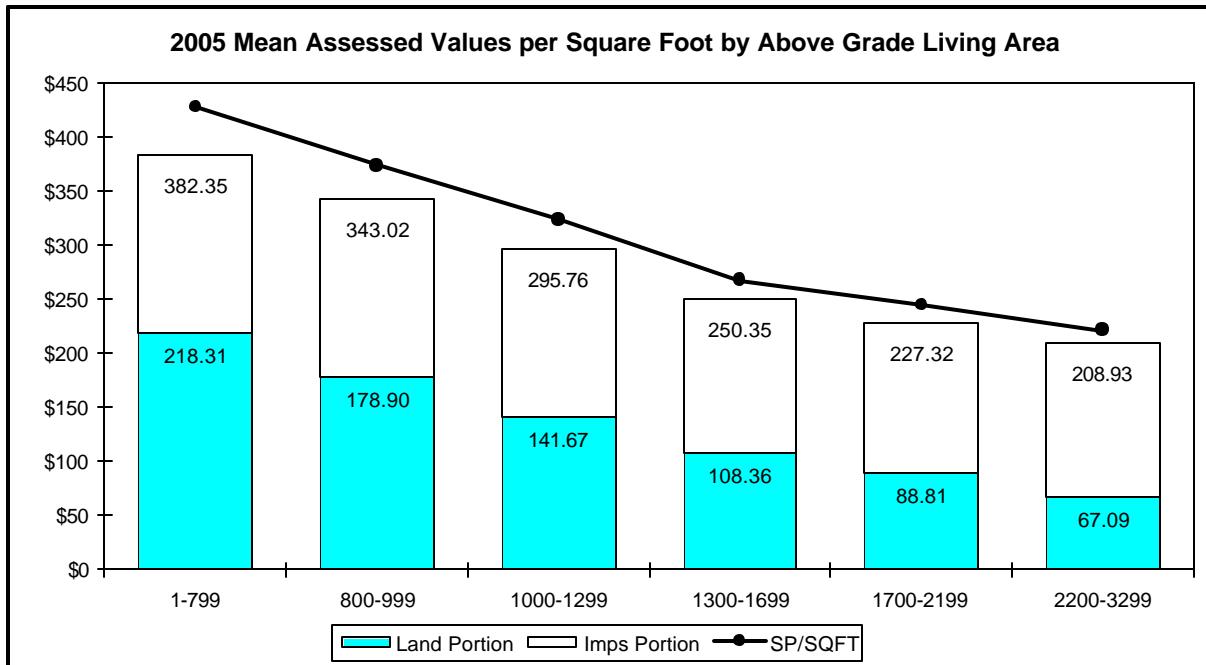
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

**Comparison of 2005 and 2006 Per Square Foot Values
By Year Built / Renovated**



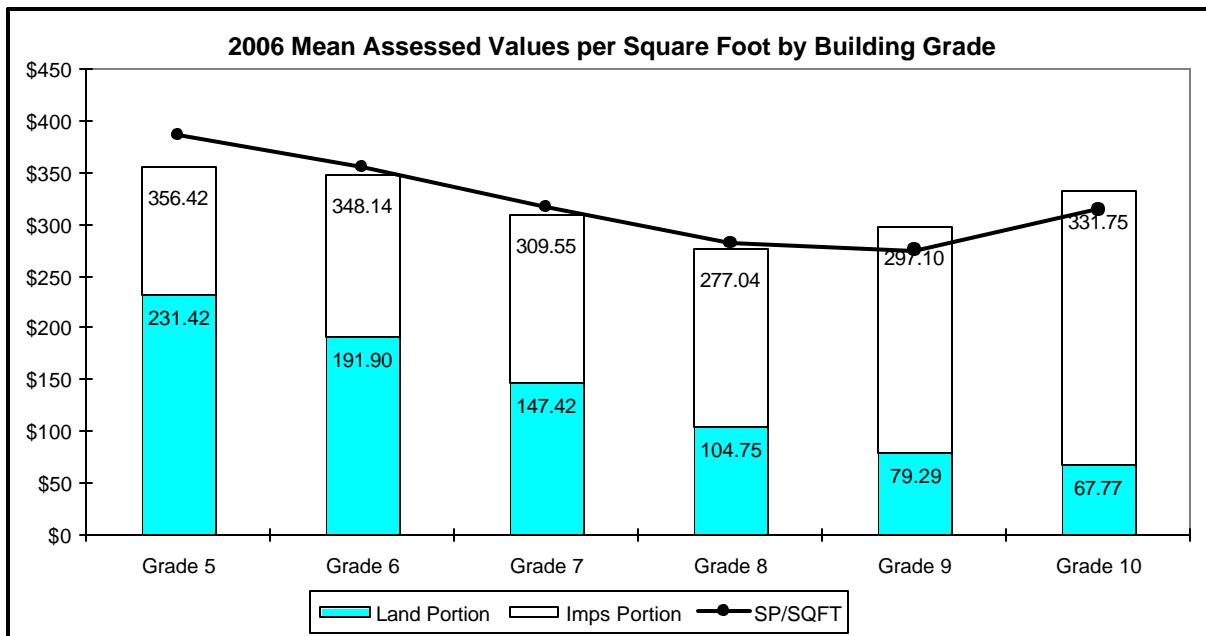
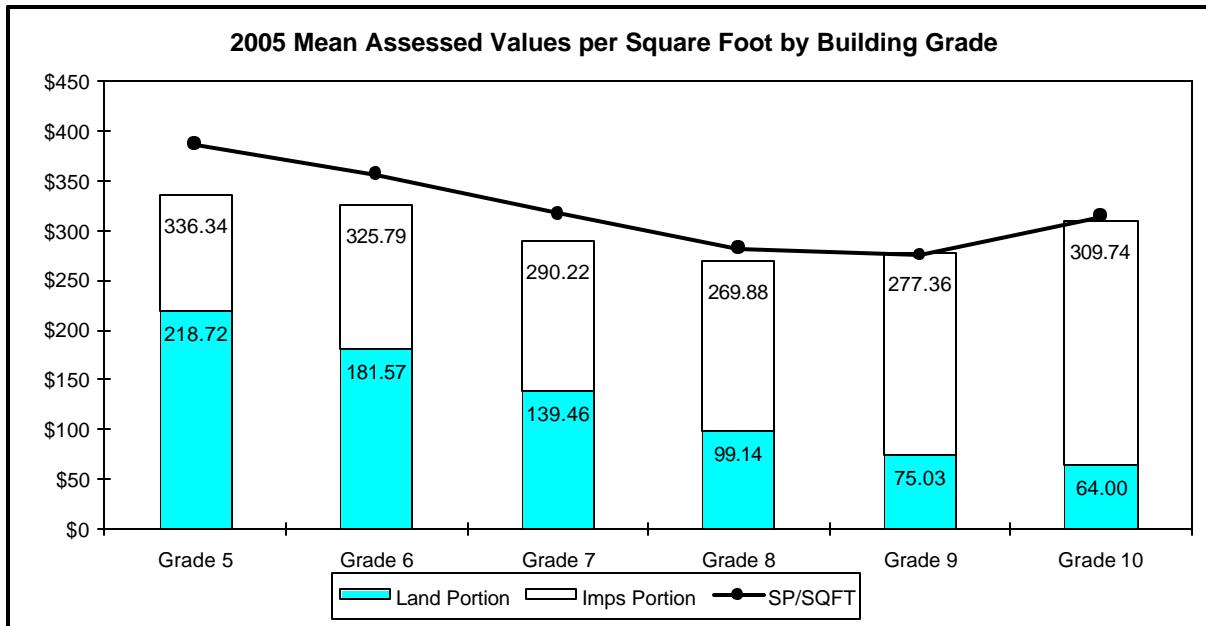
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2006 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

**Comparison of 2005 and 2006 Per Square Foot Values
By Above Grade Living Area**



These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2006 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

**Comparison of 2005 and 2006 Per Square Foot Values
By Building Grade**



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2006 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements. There were only 14 sales of Grade 5 homes, 4 sales of Grade 9 homes, and 2 sales of Grade 10 homes.



Sub Area Map

This information included on this map was last compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties expressed or implied as to accuracy, completeness, timeliness, or rights to the use of such information. King County shall not be liable for any personal, special, indirect, incidental or consequential damages resulting, but not limited to, lost revenue or lost profits resulting from the use or misuse of the information contained on this map. Any sale of, license of or information on this map is prohibited except by written permission of King County.



January 18, 2005



King Count

Annual Update Process

Data Utilized

Available sales closed from 1/1/2003 through 12/31/2005 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2005
6. Existing residences where the data for 2005 is significantly different than the data for 2006 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached *Improved Sales Used in this Annual Update Analysis* and *Improved Sales Removed from this Annual Update Analysis* at the end of this report for more detailed information.

Land update

There were not enough vacant land sales to derive a market adjustment based only on vacant land sales. Based on the percentage change from the improved sales sample, a market adjustment for land values was derived. The formula is:

2006 Land Value = 2005 Land Value x 1.06, with the result rounded down to the next \$1,000.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 973 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2005 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

Improved Parcel Update (continued)

The analysis results showed that several characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, grade 8 homes or ones in very good condition were at a higher assessment ratio than other parcels and the formula adjusts these upward less than others.

The derived adjustment formula is:

$$\text{2006 Total Value} = \text{2005 Total Value} / [0.9330702 + (0.03749174 \text{ if Grade 8}) + (0.04248057 \text{ if Very Good Condition})]$$

The resulting total value is rounded down to the next \$1,000, *then*:

$$\text{2006 Improvements Value} = \text{2006 Total Value} \text{ minus } \text{2006 Land Value}$$

An explanatory adjustment table is included in this report.

- Other:
- *If multiple houses exist on a parcel, the Total % Change indicated by the sales sample is used to arrive at new total value (Previous Total Value * 1.06 – 2006 Land Value=New Improvement Value).
 - *If “accessory improvements only”, the Total % Change as indicated by the sales sample is used to arrive at a new total value. (Previous Total Value * 1.06 – 2006 Land Value=New Improvement Value).
 - *If vacant parcels (no improvement value) only the land adjustment applies.
 - *If land or improvement values are \$25,000 or less, there is no change from previous value. (Previous Land value * 1.00 Or Previous Improvement value * 1.00)
 - *If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
 - *Residential properties located on commercially zoned land will be valued using the overall basic adjustment indicated by the sales sample.

Model Validation

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

Area 82 Annual Update Model Adjustments

2006 Total Value = 2005 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Overall (if no other adjustments apply)

7.17%

Grade 8	Yes
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% Adjustment	-4.14%
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Very Good Condition	Yes
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% Adjustment	-4.67%
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Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, a grade 8 home would *approximately* receive a 3.03% upward adjustment (7.17% - 4.14%).

83% or 4,402 of the population of 1 to 3 family residences in the area are adjusted by the overall alone. There are 781 sales of this type of property.

607 of the population of 1 to 3 family residences are grade 8 homes. There are 134 sales of this type of property.

350 of the population of 1 to 3 family residences are homes in very good condition. There are 65 sales of this type of property.

51 of the population of 1 to 3 family residences are grade 8 homes in very good condition. There are 7 sales of this type of property.

Area 82 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2006 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2006 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2006 weighted mean is 0.979 .

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
5	14	0.881	0.934	5.9%	0.827	1.040
6	164	0.916	0.979	6.8%	0.954	1.003
7	655	0.917	0.978	6.6%	0.967	0.989
8	134	0.956	0.981	2.6%	0.959	1.002
9	4	1.010	1.082	7.1%	0.988	1.177
10	2	0.984	1.054	7.1%	0.824	1.284
Year Built or Year Renovated	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
1900-1909	138	0.930	0.986	6.0%	0.961	1.011
1910-1919	199	0.913	0.972	6.4%	0.949	0.994
1920-1935	311	0.926	0.982	6.1%	0.967	0.998
1936-1949	119	0.928	0.989	6.7%	0.964	1.015
1950-1959	42	0.940	0.993	5.6%	0.947	1.039
1960-1969	23	0.922	0.963	4.4%	0.895	1.030
1970-1979	16	0.917	0.970	5.8%	0.875	1.065
1980-1989	32	0.919	0.974	6.0%	0.926	1.023
1990-1999	28	0.940	0.993	5.6%	0.930	1.056
2000-2005	65	0.918	0.958	4.4%	0.930	0.986
Condition	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
Fair	5	0.851	0.910	6.9%	0.712	1.107
Average	552	0.916	0.972	6.1%	0.960	0.984
Good	351	0.929	0.992	6.8%	0.977	1.008
Very Good	65	0.959	0.976	1.8%	0.940	1.012
Stories	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
1	495	0.917	0.976	6.4%	0.963	0.989
1.5	318	0.927	0.983	6.1%	0.967	1.000
2	132	0.933	0.980	5.0%	0.956	1.004
2.5	2	1.060	1.098	3.6%	0.634	1.561
3	26	0.936	0.975	4.2%	0.930	1.020

Area 82 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2006 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2006 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2006 weighted mean is 0.979 .

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

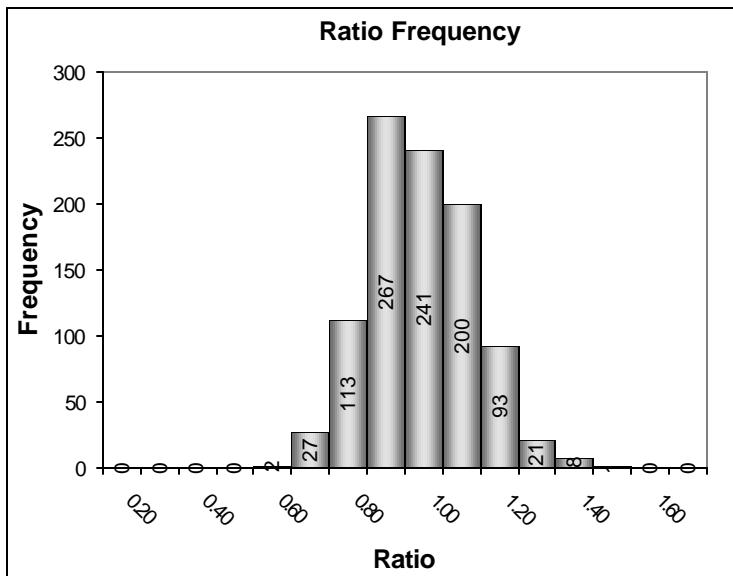
It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living Area	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
1-799	92	0.898	0.960	6.8%	0.925	0.994
800-999	225	0.919	0.981	6.7%	0.961	1.000
1000-1299	279	0.917	0.975	6.3%	0.959	0.991
1300-1699	262	0.936	0.988	5.6%	0.971	1.006
1700-2199	89	0.931	0.974	4.7%	0.942	1.006
2200-3299	26	0.943	0.991	5.1%	0.944	1.038
View Y/N	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
No	948	0.924	0.979	6.0%	0.970	0.989
Yes	25	0.926	0.978	5.6%	0.923	1.032
Wft Y/N	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
No	973	0.924	0.979	6.0%	0.970	0.988
Yes	0					
Sub	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
2	316	0.927	0.979	5.5%	0.964	0.994
11	657	0.922	0.980	6.2%	0.968	0.991
Lot Size	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
1-2499	71	0.922	0.966	4.9%	0.939	0.993
2500-2999	71	0.925	0.981	6.0%	0.941	1.021
3000-3999	255	0.917	0.975	6.4%	0.957	0.993
4000-4999	230	0.923	0.979	6.1%	0.960	0.998
5000-6999	337	0.931	0.986	5.9%	0.971	1.002
7000-7999	9	0.887	0.937	5.7%	0.782	1.091

Annual Update Ratio Study Report (Before)

2005 Assessments

District/Team: NW / Team - 1	Lien Date: 01/01/2005	Date of Report: 3/20/2006	Sales Dates: 1/2003 - 12/2005
Area East Ballard / Area 82	Appr ID: SELL	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	973		
Mean Assessed Value	343,300		
Mean Sales Price	371,600		
Standard Deviation AV	68,661		
Standard Deviation SP	86,500		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.941		
Median Ratio	0.932		
Weighted Mean Ratio	0.924		
UNIFORMITY			
Lowest ratio	0.544		
Highest ratio:	1.408		
Coefficient of Dispersion	12.06%		
Standard Deviation	0.138		
Coefficient of Variation	14.69%		
Price Related Differential (PRD)	1.019		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.917		
Upper limit	0.947		
95% Confidence: Mean			
Lower limit	0.932		
Upper limit	0.950		
SAMPLE SIZE EVALUATION			
N (population size)	5308		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.138		
Recommended minimum:	31		
Actual sample size:	973		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	503		
# ratios above mean:	470		
Z:	1.058		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			



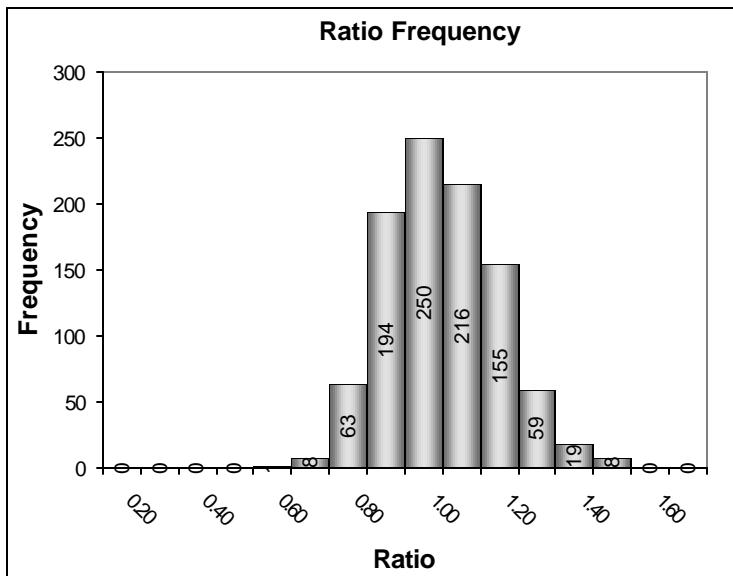
COMMENTS:

1 to 3 Unit Residences throughout area 82

Annual Update Ratio Study Report (After)

2006 Assessments

District/Team: NW / Team - 1	Lien Date: 01/01/2006	Date of Report: 3/20/2006	Sales Dates: 1/2003 - 12/2005
Area East Ballard / Area 82	Appr ID: SELL	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	973		
Mean Assessed Value	363,900		
Mean Sales Price	371,600		
Standard Deviation AV	70,109		
Standard Deviation SP	86,500		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.999		
Median Ratio	0.986		
Weighted Mean Ratio	0.979		
UNIFORMITY			
Lowest ratio	0.583		
Highest ratio:	1.455		
Coefficient of Dispersion	11.92%		
Standard Deviation	0.146		
Coefficient of Variation	14.59%		
Price Related Differential (PRD)	1.020		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.975		
Upper limit	1.002		
95% Confidence: Mean			
Lower limit	0.989		
Upper limit	1.008		
SAMPLE SIZE EVALUATION			
N (population size)	5308		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.146		
Recommended minimum:	34		
Actual sample size:	973		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	508		
# ratios above mean:	465		
Z:	1.379		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			



COMMENTS:

1 to 3 Unit Residences throughout area 82

Both assessment level and uniformity have been improved by application of the recommended values.

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Improved Sales Used in this Annual Update Analysis
Area 82
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	276760	3026	11/11/05	\$325,000	540	0	5	1905	3	2500	N	N	2017 NW 61ST ST
2	276960	0975	8/31/05	\$369,000	1030	0	5	1910	4	5000	N	N	6049 6TH AV NW
2	276770	4920	7/6/05	\$250,000	1050	0	5	1907	4	5000	N	N	1138 NW 59TH ST
2	276790	0700	3/25/04	\$315,000	1260	0	5	1905	4	5000	N	N	5719 11TH AV NW
2	276810	0671	8/10/04	\$239,950	580	0	6	1947	3	2210	N	N	5507 9TH AV NW
2	045200	1150	12/3/04	\$279,500	660	0	6	1905	3	3465	N	N	839 NW 65TH ST
2	276760	1205	10/23/03	\$255,000	710	0	6	1907	3	5000	N	N	2037 NW 64TH ST
2	276960	1920	1/3/03	\$224,500	720	0	6	1910	4	4000	N	N	6248 7TH AV NW
2	276960	1970	7/26/05	\$285,000	730	0	6	1909	3	5000	N	N	6224 7TH AV NW
2	276960	2285	7/12/04	\$278,750	740	0	6	1906	3	5000	N	N	6218 6TH AV NW
2	276760	0565	9/11/03	\$235,000	750	0	6	1905	4	5000	N	N	1512 NW 64TH ST
2	276770	4190	3/26/04	\$225,000	750	0	6	1903	4	5000	N	N	1132 NW 62ND ST
2	276960	2575	6/24/05	\$345,000	750	0	6	1910	3	5000	N	N	6222 5TH AV NW
2	276780	0125	6/28/04	\$198,000	760	0	6	1908	3	3400	N	N	5810 7TH AV NW
2	276810	0715	12/1/04	\$305,000	770	0	6	1928	4	3300	N	N	936 NW MARKET ST
2	276800	0125	9/12/03	\$342,000	780	300	6	1925	4	4000	N	N	5620 7TH AV NW
2	276770	4055	7/31/03	\$273,000	800	0	6	1906	3	5000	N	N	1123 NW 64TH ST
2	276830	1485	9/25/03	\$255,000	800	0	6	1911	4	2475	N	N	941 NW 51ST ST
2	276960	1215	12/17/03	\$299,950	800	0	6	1920	4	5000	N	N	6029 7TH AV NW
2	276960	1304	1/24/03	\$239,500	850	0	6	1904	4	3915	N	N	6122 8TH AV NW
2	276810	0625	2/26/03	\$256,000	890	0	6	1900	3	5000	N	N	937 NW 56TH ST
2	276780	0080	2/20/03	\$326,000	930	400	6	1924	4	5000	N	N	5833 7TH AV NW
2	276960	0180	5/28/03	\$241,000	930	0	6	1905	4	5000	Y	N	6046 4TH AV NW
2	276960	1230	12/22/05	\$325,000	970	0	6	1912	4	5000	N	N	6039 7TH AV NW
2	012300	0225	4/22/05	\$320,000	980	0	6	1915	4	5000	N	N	914 NW 60TH ST
2	276760	3450	7/21/05	\$326,000	980	280	6	1926	3	3772	N	N	1538 NW 59TH ST
2	276830	1500	10/7/03	\$227,000	990	0	6	1911	4	2550	N	N	937 NW 51ST ST
2	276760	3050	8/6/03	\$305,000	1010	0	6	1900	4	5000	N	N	2010 NW 60TH ST
2	045200	1920	3/10/05	\$255,000	1100	0	6	1905	3	5000	N	N	943 NW 63RD ST
2	276760	1945	12/1/05	\$359,950	1100	0	6	1922	5	5000	N	N	1711 NW 63RD ST

Improved Sales Used in this Annual Update Analysis
Area 82
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	276760	0246	10/19/04	\$295,000	1110	0	6	1904	4	3282	N	N	2113 NW 65TH ST
2	276760	0930	11/9/04	\$306,000	1170	0	6	1901	3	5000	N	N	1541 NW 64TH ST
2	276760	3096	6/21/04	\$385,000	1250	0	6	1900	4	2800	N	N	2054 NW 60TH ST
2	276760	0235	6/23/03	\$295,000	1370	0	6	1900	3	3900	N	N	6414 22ND AV NW
2	045200	1320	11/23/04	\$342,500	1440	0	6	1905	4	5000	N	N	836 NW 64TH ST
2	276760	2895	9/9/05	\$342,000	1510	0	6	1900	5	4750	N	N	2229 NW 61ST ST
2	276760	1190	3/1/04	\$290,000	1540	0	6	1906	3	5000	N	N	2051 NW 64TH ST
2	276760	1145	5/5/04	\$361,000	1580	0	6	1900	4	5000	N	N	1736 NW 63RD ST
2	276760	2910	11/28/05	\$439,000	1630	0	6	1900	4	4750	N	N	2213 NW 61ST ST
2	276760	3065	3/25/05	\$365,000	1740	0	6	1900	5	5000	N	N	2024 NW 60TH ST
2	045200	1675	6/6/03	\$305,000	1785	860	6	1910	4	5000	N	N	943 NW 64TH ST
2	276770	4156	7/22/04	\$306,000	720	0	7	1921	3	2500	N	N	6211 11TH AV NW
2	276960	1715	11/18/05	\$349,950	750	410	7	1907	4	3300	N	N	604 NW 62ND ST
2	276760	1895	5/24/05	\$317,000	770	0	7	1953	3	3800	N	N	1763 NW 63RD ST
2	276760	3510	3/10/03	\$260,000	770	0	7	1922	4	5000	N	N	1737 NW 60TH ST
2	276960	0750	1/24/05	\$387,900	770	100	7	1928	3	3737	N	N	6040 6TH AV NW
2	276810	0545	11/10/04	\$302,500	780	0	7	1944	3	3135	N	N	1103 NW 56TH ST
2	276960	1135	6/21/05	\$350,000	790	350	7	1918	4	3750	N	N	700 NW 60TH ST
2	045200	0945	5/11/04	\$288,600	800	0	7	1944	3	3900	N	N	803 NW 64TH ST
2	276830	0085	11/7/05	\$425,300	800	400	7	1943	3	4500	N	N	920 NW 54TH ST
2	012300	0035	8/15/03	\$312,500	810	0	7	1914	3	5000	N	N	913 NW 62ND ST
2	276800	0290	10/19/04	\$355,000	810	0	7	1906	4	3300	N	N	5630 6TH AV NW
2	276960	1930	11/14/03	\$338,000	810	360	7	1926	4	5000	N	N	6246 7TH AV NW
2	276820	0085	9/22/04	\$347,150	820	150	7	1926	3	5000	N	N	5512 7TH AV NW
2	276960	1240	5/9/05	\$385,000	820	0	7	1924	4	3100	N	N	6041 7TH AV NW
2	276770	4560	6/6/05	\$365,000	830	240	7	1924	4	3250	N	N	1102 NW 60TH ST
2	276770	4590	11/22/04	\$341,000	830	220	7	1940	4	5000	N	N	1132 NW 60TH ST
2	276790	0100	7/8/03	\$359,950	840	840	7	1941	5	5000	N	N	808 NW 58TH ST
2	276830	0010	7/25/03	\$269,900	840	0	7	1943	3	5000	N	N	939 NW MARKET ST
2	276960	0645	10/15/04	\$290,000	840	0	7	1928	3	2970	N	N	509 NW 62ND ST
2	276760	1125	10/17/03	\$349,950	860	0	7	1920	3	5000	N	N	1716 NW 63RD ST

Improved Sales Used in this Annual Update Analysis
Area 82
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	276790	0800	5/19/04	\$307,000	860	0	7	1906	5	5000	N	N	917 NW 58TH ST
2	276790	0800	9/29/05	\$364,950	860	0	7	1906	5	5000	N	N	917 NW 58TH ST
2	276760	3320	6/20/05	\$365,500	870	0	7	1945	4	4750	N	N	1518 NW 60TH ST
2	276790	0065	5/13/04	\$330,000	870	0	7	1942	3	4000	N	N	821 NW 59TH ST
2	276960	0515	5/28/04	\$366,000	870	630	7	1925	4	3737	N	N	6002 5TH AV NW
2	276960	1940	5/15/03	\$260,000	870	0	7	1939	3	6200	N	N	6240 7TH AV NW
2	276800	0445	2/11/04	\$300,000	880	0	7	1922	4	4700	Y	N	5615 3RD AV NW
2	276770	4550	6/1/04	\$250,000	890	0	7	1928	3	5000	N	N	1107 NW 61ST ST
2	276760	1695	8/18/03	\$305,000	900	0	7	1906	5	5000	N	N	2213 NW 63RD ST
2	276960	2110	7/20/04	\$355,000	900	0	7	1908	4	5000	N	N	6221 5TH AV NW
2	045200	1450	9/29/03	\$279,700	910	0	7	1906	4	4000	N	N	919 NW 65TH ST
2	276760	1950	11/21/05	\$420,000	910	0	7	1924	4	5000	N	N	1707 NW 63RD ST
2	045200	1120	8/25/04	\$330,000	920	0	7	1927	3	4950	N	N	861 NW 65TH ST
2	276790	0780	8/21/03	\$345,000	920	0	7	1926	4	5000	N	N	937 NW 58TH ST
2	276800	0450	1/13/03	\$279,000	920	100	7	1912	3	3102	Y	N	5619 3RD AV NW
2	276820	0140	9/30/04	\$399,500	940	440	7	1925	4	4000	N	N	5510 6TH AV NW
2	276820	0140	2/24/04	\$360,000	940	440	7	1925	4	4000	N	N	5510 6TH AV NW
2	276760	3475	2/7/05	\$300,000	950	0	7	1949	3	4200	N	N	5916 20TH AV NW
2	276780	0280	5/28/03	\$295,000	950	580	7	1920	4	4700	N	N	5838 5TH AV NW
2	276800	0395	2/24/05	\$366,000	950	0	7	1951	3	5000	N	N	5628 4TH AV NW
2	276800	0410	3/28/03	\$302,000	950	0	7	1994	3	4000	N	N	5618 4TH AV NW
2	099900	0050	3/11/05	\$403,000	960	300	7	1950	3	5000	N	N	937 NW 62ND ST
2	045200	1240	5/15/03	\$269,950	970	0	7	1926	4	3880	N	N	802 NW 64TH ST
2	276760	2935	4/29/03	\$265,500	970	0	7	1924	3	4750	N	N	2212 NW 60TH ST
2	276760	3455	7/1/04	\$285,000	970	210	7	1926	4	3772	N	N	1542 NW 59TH ST
2	276800	0065	9/24/04	\$428,000	970	600	7	1925	4	5000	N	N	5619 7TH AV NW
2	276770	5010	6/21/04	\$365,000	980	700	7	1910	4	5000	N	N	914 NW 59TH ST
2	045200	1270	12/22/04	\$300,000	990	0	7	1905	5	3000	N	N	812 NW 64TH ST
2	276760	0135	10/8/03	\$273,000	990	0	7	1990	3	2693	N	N	2323 NW 65TH ST
2	276760	1800	8/7/03	\$354,950	1000	800	7	1930	3	5000	N	N	2025 NW 63RD ST
2	276760	1800	8/24/05	\$406,000	1000	800	7	1930	3	5000	N	N	2025 NW 63RD ST

Improved Sales Used in this Annual Update Analysis
Area 82
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	276760	3180	10/18/04	\$305,500	1000	200	7	1924	5	2320	N	N	1708 NW 60TH ST
2	045200	0215	8/25/05	\$534,500	1010	0	7	1919	4	4750	N	N	840 NW 60TH ST
2	276780	0040	4/14/05	\$335,000	1010	0	7	1906	4	4650	N	N	5810 8TH AV NW
2	276780	0400	4/23/04	\$372,000	1010	0	7	1910	4	3800	Y	N	5808 4TH AV NW
2	276830	0079	9/29/04	\$327,000	1010	200	7	1943	3	4500	N	N	914 NW 54TH ST
2	276960	2870	10/8/04	\$421,000	1010	0	7	1915	4	5000	N	N	6216 4TH AV NW
2	012300	0055	9/22/03	\$360,000	1020	360	7	1912	4	3737	N	N	907 NW 62ND ST
2	276760	0136	4/15/04	\$282,000	1020	150	7	1922	5	2703	N	N	2319 NW 65TH ST
2	276760	3190	9/12/05	\$330,000	1020	0	7	1900	5	4750	N	N	1716 NW 60TH ST
2	276770	4155	7/6/05	\$339,000	1040	0	7	1919	3	2500	N	N	1103 NW 63RD ST
2	276770	4855	8/31/05	\$439,000	1040	0	7	1911	4	5000	N	N	1127 NW 60TH ST
2	276780	0185	8/24/04	\$450,000	1040	400	7	1918	4	5000	N	N	5842 6TH AV NW
2	276760	3430	8/14/03	\$305,000	1050	340	7	1926	4	3772	N	N	1518 NW 59TH ST
2	276800	0250	12/28/03	\$365,000	1050	260	7	1911	4	3700	N	N	5637 6TH AV NW
2	276810	0040	7/16/03	\$252,450	1050	0	7	1907	4	5000	N	N	915 NW 57TH ST
2	012300	0180	6/24/04	\$415,500	1060	1060	7	1912	4	3737	N	N	907 NW 61ST ST
2	045200	1540	1/24/05	\$339,000	1060	0	7	1900	3	5000	N	N	910 NW 64TH ST
2	276760	0420	8/26/04	\$304,950	1060	300	7	1916	4	3619	N	N	1701 NW 65TH ST
2	276790	0725	2/5/03	\$266,600	1060	0	7	1905	5	5000	N	N	1124 NW 57TH ST
2	276760	0150	7/11/05	\$400,000	1080	270	7	2005	3	2053	N	N	2309 NW 65TH ST
2	276760	0151	7/15/05	\$408,500	1080	270	7	2005	3	2065	N	N	2309 NW 65TH ST
2	276770	4570	7/7/05	\$386,500	1090	0	7	1910	3	5000	N	N	1112 NW 60TH ST
2	276780	0320	8/11/05	\$385,000	1090	0	7	1949	3	4000	N	N	406 NW 58TH ST
2	276800	0240	8/21/03	\$305,000	1090	0	7	1914	3	3750	N	N	5633 6TH AV NW
2	276800	0460	9/28/04	\$310,000	1090	350	7	1915	4	3196	N	N	5627 3RD AV NW
2	045200	1380	5/24/04	\$325,000	1100	300	7	1912	3	5000	N	N	1027 NW 65TH ST
2	276760	0935	11/19/03	\$381,000	1110	0	7	1919	4	5000	N	N	1535 NW 64TH ST
2	276810	0690	2/2/05	\$350,000	1110	280	7	1944	4	5000	N	N	918 NW MARKET ST
2	099900	0135	6/8/04	\$400,000	1120	600	7	1942	3	3700	N	N	955 NW 61ST ST
2	276760	3361	6/25/04	\$369,000	1120	170	7	1926	3	3772	N	N	1551 NW 60TH ST
2	276770	4850	2/6/04	\$316,000	1120	0	7	1924	4	5000	N	N	1131 NW 60TH ST

Improved Sales Used in this Annual Update Analysis
Area 82
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	276760	2036	7/23/04	\$319,500	1130	0	7	1910	4	3900	N	N	6216 17TH AV NW
2	276960	1975	9/24/04	\$292,500	1130	0	7	1985	3	2500	N	N	6220 7TH AV NW
2	276790	0970	7/20/04	\$364,000	1140	230	7	1928	4	4000	N	N	813 NW 58TH ST
2	276830	0100	3/26/04	\$386,653	1140	400	7	1928	4	5000	N	N	932 NW 54TH ST
2	045200	0250	10/12/04	\$355,000	1150	0	7	1928	4	3515	N	N	856 NW 60TH ST
2	276760	1795	1/23/04	\$373,000	1150	790	7	1946	3	5000	N	N	2029 NW 63RD ST
2	276960	0780	9/2/03	\$297,100	1160	400	7	1928	4	3737	N	N	6028 6TH AV NW
2	276760	3355	9/15/03	\$263,000	1170	0	7	1945	2	3510	N	N	6006 17TH AV NW
2	276760	2055	12/5/05	\$379,950	1180	0	7	1980	4	5000	N	N	1533 NW 63RD ST
2	045200	1110	7/20/04	\$328,000	1190	0	7	1980	3	4950	N	N	867 NW 65TH ST
2	276760	3230	6/1/05	\$350,000	1200	0	7	1912	4	4750	N	N	1756 NW 60TH ST
2	276960	2310	4/22/03	\$345,000	1200	800	7	1929	4	3500	N	N	510 NW 62ND ST
2	276760	0780	3/10/03	\$325,000	1210	220	7	1906	4	5000	N	N	1116 NW 64TH ST
2	045200	0905	3/8/05	\$415,000	1230	700	7	1916	4	5000	N	N	823 NW 64TH ST
2	045200	1280	7/21/04	\$325,000	1240	0	7	1909	4	5000	N	N	816 NW 64TH ST
2	276960	0650	1/18/05	\$350,000	1240	0	7	1927	3	3015	N	N	6053 5TH AV NW
2	276830	0110	6/3/04	\$329,500	1250	0	7	1902	4	5000	N	N	940 NW 54TH ST
2	276960	0815	12/17/04	\$342,500	1250	0	7	1987	3	2500	N	N	6016 6TH AV NW
2	045200	1570	4/15/05	\$415,000	1260	270	7	1989	4	5000	N	N	924 NW 64TH ST
2	045200	1860	9/15/04	\$335,000	1260	0	7	1987	3	2500	N	N	946 NW 63RD ST
2	930730	0110	4/22/04	\$327,000	1260	0	7	1926	4	4100	N	N	832 NW MARKET ST
2	276760	3490	10/25/05	\$450,000	1270	0	7	1915	4	5000	N	N	1757 NW 60TH ST
2	045200	0140	11/15/04	\$345,000	1280	0	7	1944	3	5795	N	N	800 NW 60TH ST
2	276760	0160	8/12/03	\$260,000	1280	0	7	1910	4	4182	N	N	2213 NW 65TH ST
2	276780	0200	5/26/04	\$367,000	1280	0	7	1944	3	5000	N	N	5828 6TH AV NW
2	276790	0075	6/21/05	\$440,000	1280	0	7	1944	3	5000	N	N	811 NW 59TH ST
2	276800	0025	8/20/05	\$370,000	1280	0	7	1943	3	4650	N	N	5620 8TH AV NW
2	276800	0025	3/31/05	\$250,000	1280	0	7	1943	3	4650	N	N	5620 8TH AV NW
2	276820	0096	4/7/05	\$349,950	1280	300	7	2005	3	1458	N	N	612 NW MARKET ST
2	276820	0097	4/25/05	\$349,950	1280	300	7	2005	3	1446	N	N	610 NW MARKET ST
2	276960	2860	6/4/04	\$390,000	1280	1010	7	1900	4	5000	N	N	6222 4TH AV NW

Improved Sales Used in this Annual Update Analysis
Area 82
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	276760	0510	11/19/04	\$284,000	1290	0	7	1945	3	5335	N	N	1603 NW 65TH ST
2	276760	0380	10/20/03	\$325,000	1300	400	7	1925	4	4700	N	N	1817 NW 65TH ST
2	276760	0790	6/16/03	\$319,950	1300	0	7	1908	4	5000	N	N	1126 NW 64TH ST
2	276760	2906	4/29/04	\$333,000	1300	0	7	1990	3	2374	N	N	2219 NW 61ST ST
2	276760	3166	6/30/03	\$303,500	1300	290	7	1938	4	2918	N	N	6017 17TH AV NW
2	276800	0470	10/17/03	\$350,000	1300	0	7	1930	3	4230	Y	N	5629 3RD AV NW
2	276760	3535	3/3/03	\$285,000	1310	0	7	1901	4	5000	N	N	1713 NW 60TH ST
2	276960	1828	11/25/03	\$300,000	1310	0	7	1900	5	3500	N	N	6241 6TH AV NW
2	276800	0275	3/25/03	\$381,000	1330	300	7	1912	5	5000	N	N	5642 6TH AV NW
2	276800	0275	6/14/05	\$479,000	1330	300	7	1912	5	5000	N	N	5642 6TH AV NW
2	276760	3755	8/15/03	\$320,000	1350	0	7	1910	3	4700	N	N	2247 NW 60TH ST
2	276760	3755	5/20/05	\$430,000	1350	0	7	1910	3	4700	N	N	2247 NW 60TH ST
2	276770	4050	4/8/05	\$347,500	1350	60	7	1906	4	5000	N	N	1127 NW 64TH ST
2	276800	0295	12/10/04	\$339,500	1350	0	7	1912	4	3264	N	N	5626 6TH AV NW
2	930730	0280	2/12/04	\$340,500	1350	0	7	1926	3	4100	N	N	824 NW 56TH ST
2	045200	0622	9/24/03	\$300,000	1360	0	7	2001	3	2050	N	N	831 B NW 63RD ST
2	276760	3365	4/28/05	\$415,000	1360	0	7	1928	4	3772	N	N	1547 NW 60TH ST
2	276790	0260	4/28/05	\$441,500	1360	0	7	1928	4	5000	N	N	942 NW 58TH ST
2	930730	0275	9/16/05	\$489,950	1360	0	7	1926	5	4100	N	N	820 NW 56TH ST
2	276760	1805	12/29/04	\$290,000	1370	0	7	1905	3	5000	N	N	2019 NW 63RD ST
2	930730	0255	12/6/04	\$375,000	1370	0	7	1926	4	4100	N	N	804 NW 56TH ST
2	276760	2900	4/29/03	\$312,000	1380	680	7	1917	4	4750	N	N	2223 NW 61ST ST
2	276760	3465	10/10/05	\$445,000	1380	0	7	1926	4	3772	N	N	1550 NW 59TH ST
2	276790	0350	10/19/05	\$433,660	1380	380	7	1928	4	5000	N	N	1122 NW 58TH ST
2	930730	0040	7/19/04	\$360,000	1380	0	7	1926	4	4100	N	N	823 NW 56TH ST
2	930730	0040	11/29/05	\$423,000	1380	0	7	1926	4	4100	N	N	823 NW 56TH ST
2	276810	0125	9/9/04	\$420,950	1390	0	7	1917	4	5000	N	N	1143 NW 57TH ST
2	012300	0255	4/1/04	\$283,000	1400	0	7	1915	3	3300	N	N	926 NW 60TH ST
2	045200	0820	3/4/05	\$450,000	1410	0	7	1928	3	3000	N	N	6316 9TH AV NW
2	930730	0250	6/2/03	\$349,000	1410	600	7	1920	5	3366	N	N	800 NW 56TH ST
2	276810	0140	6/21/05	\$400,500	1420	0	7	1903	4	5000	N	N	1125 NW 57TH ST

Improved Sales Used in this Annual Update Analysis
Area 82
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	276760	1691	7/2/04	\$406,000	1430	480	7	2004	3	2151	N	N	2219 NW 63RD ST
2	276960	2830	6/25/04	\$425,000	1430	0	7	1925	4	4000	N	N	6232 4TH AV NW
2	276760	0335	8/22/03	\$319,500	1440	0	7	1902	5	5000	N	N	2044 NW 64TH ST
2	276760	1740	6/13/03	\$353,000	1440	0	7	1912	5	5000	N	N	2232 NW 62ND ST
2	276780	0140	4/15/05	\$369,950	1450	0	7	1983	3	4300	N	N	5807 6TH AV NW
2	045200	0620	8/25/04	\$346,000	1460	0	7	2001	3	1426	N	N	831 A NW 63RD ST
2	276760	0745	3/24/04	\$310,000	1460	160	7	1906	3	5000	N	N	1117 NW 65TH ST
2	276760	0320	6/20/05	\$400,500	1480	150	7	1926	4	5000	N	N	2030 NW 64TH ST
2	276760	1110	10/21/03	\$310,000	1480	0	7	1906	3	5000	N	N	1704 NW 63RD ST
2	276780	0170	8/19/05	\$474,000	1480	0	7	1916	4	3600	N	N	5837 6TH AV NW
2	276810	0151	6/23/05	\$418,000	1480	400	7	1902	4	5000	N	N	1113 NW 57TH ST
2	276760	3470	3/28/03	\$329,000	1490	0	7	1926	4	3956	N	N	1554 NW 59TH ST
2	276760	0445	3/24/04	\$325,000	1500	0	7	1952	3	4999	N	N	1720 NW 64TH ST
2	045200	1665	4/6/04	\$374,000	1510	0	7	1953	4	3737	N	N	949 NW 64TH ST
2	276800	0185	12/15/03	\$340,000	1510	0	7	1927	3	4040	N	N	5605 6TH AV NW
2	276760	2330	5/6/05	\$409,950	1520	0	7	1904	4	4650	N	N	1702 NW 61ST ST
2	276760	1031	12/16/04	\$400,000	1530	0	7	1908	4	3900	N	N	6308 17TH AV NW
2	276760	2510	6/8/05	\$478,000	1530	0	7	1917	4	5000	N	N	2042 NW 61ST ST
2	045200	1880	9/16/05	\$479,950	1540	0	7	1906	4	5000	N	N	956 NW 63RD ST
2	276960	2260	3/22/05	\$404,000	1540	0	7	1900	3	5000	N	N	6226 6TH AV NW
2	276780	0410	4/26/05	\$430,000	1550	0	7	1927	4	4700	Y	N	5803 3RD AV NW
2	276800	0430	9/15/05	\$441,000	1550	70	7	1922	3	3300	Y	N	316 NW 56TH ST
2	276780	0006	2/10/03	\$265,000	1590	0	7	1906	4	7000	N	N	5914 8TH AV NW
2	276790	0295	2/19/04	\$390,000	1600	0	7	1908	5	5500	N	N	1125 NW 59TH ST
2	276760	2400	7/19/04	\$421,000	1660	0	7	1920	4	3162	N	N	1770 NW 61ST ST
2	276760	3350	7/24/03	\$290,000	1660	0	7	1926	4	4750	N	N	1548 NW 60TH ST
2	930730	0025	12/18/03	\$383,000	1660	0	7	1926	4	4100	N	N	835 NW 56TH ST
2	276960	0526	5/4/05	\$375,000	1670	0	7	1956	3	3300	N	N	500 NW 60TH ST
2	099900	0215	6/1/05	\$558,176	1680	600	7	1928	4	5000	N	N	942 NW 60TH ST
2	276960	0340	3/23/05	\$465,000	1680	990	7	1959	3	5000	N	N	6031 4TH AV NW
2	276760	2285	3/2/05	\$363,500	1700	0	7	1906	3	4650	N	N	1743 NW 62ND ST

Improved Sales Used in this Annual Update Analysis
Area 82
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	276760	3175	7/10/03	\$358,000	1720	0	7	1964	3	4750	N	N	6001 17TH AV NW
2	276800	0380	4/15/03	\$355,000	1730	120	7	1952	4	5000	N	N	315 NW 58TH ST
2	276780	0210	7/7/05	\$552,000	1770	0	7	1912	5	5000	N	N	5820 6TH AV NW
2	276820	0185	9/21/05	\$554,000	1770	730	7	1925	4	5000	Y	N	417 NW 56TH ST
2	276760	3045	3/27/03	\$439,500	1800	700	7	1900	5	7800	N	N	2002 NW 60TH ST
2	045200	1975	11/26/03	\$315,000	1830	140	7	1995	3	5000	N	N	915 NW 63RD ST
2	045200	0090	5/24/04	\$387,515	1860	200	7	1915	4	4750	N	N	817 NW 61ST ST
2	276760	2140	7/18/03	\$325,000	1880	0	7	1900	4	3510	N	N	6206 17TH AV NW
2	276760	1405	9/12/05	\$475,000	1930	0	7	1913	4	5000	N	N	2236 NW 63RD ST
2	045200	1170	10/17/03	\$409,500	1940	0	7	1925	4	4158	N	N	827 NW 65TH ST
2	276760	3290	6/28/05	\$385,000	1940	0	7	1902	4	4750	N	N	1515 NW 61ST ST
2	276800	0390	12/3/04	\$435,000	1940	0	7	1951	5	5000	N	N	5634 4TH AV NW
2	276760	2540	10/22/03	\$421,700	1960	0	7	1908	4	5000	N	N	2243 NW 62ND ST
2	276760	2995	8/28/03	\$330,000	1960	0	7	1900	4	5000	N	N	2045 NW 61ST ST
2	276760	2995	5/13/05	\$412,200	1960	0	7	1900	4	5000	N	N	2045 NW 61ST ST
2	276760	0236	9/20/05	\$489,000	1980	0	7	1979	3	4734	N	N	6416 22ND AV NW
2	276760	2875	8/2/05	\$526,500	1980	0	7	1901	4	4750	N	N	2249 NW 61ST ST
2	276830	1215	8/19/05	\$405,000	1980	0	7	1996	3	1873	N	N	914 NW 51ST ST
2	276830	1218	11/21/03	\$305,000	1980	0	7	1996	3	1873	N	N	920 NW 51ST ST
2	276760	3495	5/18/05	\$479,900	1990	0	7	1918	4	5000	N	N	1751 NW 60TH ST
2	045200	1810	4/22/04	\$420,000	2070	0	7	1906	5	5000	N	N	922 NW 63RD ST
2	276760	3330	4/11/05	\$501,000	2160	0	7	1909	4	4750	N	N	1526 NW 60TH ST
2	276760	0735	3/28/03	\$375,000	2370	0	7	1906	4	5000	N	N	1127 NW 65TH ST
2	276760	3135	8/10/04	\$380,000	2570	0	7	1975	3	4750	N	N	1737 NW 61ST ST
2	276760	1296	6/13/05	\$530,000	2800	0	7	1975	3	3750	N	N	6302 22ND AV NW
2	276830	1511	10/12/05	\$330,500	640	360	8	1985	3	1260	N	N	927 B NW 51ST ST
2	276830	1512	5/9/05	\$339,950	640	360	8	1985	3	1614	N	N	927 C NW 51ST ST
2	930730	0380	4/22/04	\$382,000	890	100	8	1931	4	4800	N	N	824 NW 57TH ST
2	930730	0370	6/23/03	\$390,000	940	0	8	1931	4	4800	N	N	830 NW 57TH ST
2	930730	0180	2/11/03	\$375,000	990	250	8	1930	4	4800	N	N	829 NW 57TH ST
2	276760	1667	7/27/04	\$378,000	1030	280	8	2004	3	2500	N	N	2243 A NW 63RD ST

Improved Sales Used in this Annual Update Analysis
Area 82
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	276760	1667	8/23/04	\$375,000	1030	280	8	2004	3	2500	N	N	2243 A NW 63RD ST
2	045200	0301	12/20/04	\$339,950	1140	300	8	2005	3	1400	Y	N	839 B NW 62ND ST
2	045200	0302	12/20/04	\$350,000	1140	300	8	2005	3	1399	Y	N	839 A NW 62ND ST
2	045200	0311	2/14/05	\$354,640	1140	300	8	2005	3	1399	Y	N	301 NW 62ND ST
2	045200	0312	2/14/05	\$349,700	1140	300	8	2005	3	1399	Y	N	302 NW 62ND ST
2	276960	0065	3/15/04	\$439,000	1140	780	8	1952	3	4950	Y	N	6021 3RD AV NW
2	099900	0170	12/22/05	\$419,500	1180	550	8	1988	3	2500	N	N	941 NW 61ST ST
2	276810	0181	8/4/05	\$360,000	1180	380	8	2005	3	1410	N	N	1108 B NW 56TH ST
2	276810	0182	8/5/05	\$370,000	1180	380	8	2005	3	1410	N	N	1108 A NW 56TH ST
2	276830	1182	9/15/03	\$292,000	1230	0	8	2003	3	1613	N	N	919 C NW 52ND ST
2	276760	3167	6/28/04	\$405,000	1240	370	8	2004	3	2080	N	N	1707 NE 61ST ST
2	276780	0365	11/15/04	\$425,000	1280	300	8	1952	3	5000	N	N	5842 4TH AV NW
2	276780	0060	11/8/05	\$570,000	1360	490	8	1926	4	5000	N	N	5815 7TH AV NW
2	276810	0216	7/13/04	\$297,000	1390	0	8	2001	3	1890	N	N	1146 NW 56TH ST
2	276810	0217	4/14/04	\$269,950	1390	0	8	2001	3	1520	N	N	1148 NW 56TH ST
2	276830	1195	5/16/05	\$349,155	1420	0	8	2001	3	1895	N	N	5119 9TH AV NW
2	276770	4830	2/20/03	\$292,872	1440	0	8	2002	3	2060	N	N	5912 14TH AV NW
2	276770	4831	3/3/03	\$284,000	1440	0	8	2002	3	1547	N	N	5916 14TH AV NW
2	276770	4832	3/10/03	\$290,000	1440	0	8	2002	3	1546	N	N	5918 14TH AV NW
2	276770	4833	3/4/03	\$289,950	1440	0	8	2002	3	2022	N	N	1153 NW 60TH ST
2	276770	4834	2/19/03	\$281,000	1440	0	8	2002	3	1516	N	N	1155 NW 60TH ST
2	276770	4836	4/28/03	\$279,950	1440	0	8	2002	3	1515	N	N	1157 NW 60TH ST
2	045200	0300	12/20/04	\$359,990	1450	340	8	2005	3	2200	Y	N	837 NW 62ND ST
2	045200	0310	2/14/05	\$364,950	1450	340	8	2005	3	2200	Y	N	835 NW 62ND ST
2	276760	1375	10/11/05	\$460,000	1500	0	8	2002	3	2500	N	N	2206 NW 63RD ST
2	276830	1180	8/28/03	\$299,950	1530	0	8	2003	3	2051	N	N	919 A NW 52ND ST
2	276960	1035	7/24/03	\$459,000	1530	400	8	1916	5	5000	N	N	6046 7TH AV NW
2	276760	3251	10/1/03	\$349,950	1550	0	8	2003	3	1688	N	N	1555 NW 61ST ST
2	276760	3252	11/4/03	\$349,950	1550	0	8	2003	3	1780	N	N	1555 NW 61ST ST
2	276760	3253	10/20/03	\$348,500	1550	0	8	2003	3	2023	N	N	1555 NW 61ST ST
2	276760	3240	4/2/03	\$400,000	1580	600	8	1921	4	4750	N	N	1766 NW 60TH ST

Improved Sales Used in this Annual Update Analysis
Area 82
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	276830	1181	8/24/03	\$299,950	1610	0	8	2003	3	1330	N	N	919 B NW 52ND ST
2	276770	5110	10/14/03	\$465,000	1620	180	8	2001	3	5000	N	N	818 NW 59TH ST
2	276760	1120	3/27/03	\$361,000	1630	0	8	1920	3	5000	N	N	1712 NW 63RD ST
2	276760	1891	7/7/05	\$450,000	1640	0	8	1953	3	4800	N	N	6210 20TH AV NW
2	930730	0200	7/11/05	\$380,000	1650	700	8	1931	4	4800	N	N	821 NW 57TH ST
2	276810	0180	10/7/05	\$459,900	1680	310	8	2005	3	2175	Y	N	1106 NW 56TH ST
2	276760	3182	2/24/05	\$389,995	1710	0	8	1998	3	2435	N	N	1706 NW 60TH ST
2	276760	0950	6/25/03	\$331,350	1720	0	8	1954	3	5000	N	N	1521 NW 64TH ST
2	276760	1370	3/11/03	\$400,000	1720	1070	8	1967	3	5000	N	N	6301 22ND AV NW
2	276770	4440	9/26/05	\$600,000	1730	960	8	2001	3	5000	N	N	1127 NW 62ND ST
2	276820	0095	5/2/05	\$470,000	1740	420	8	2005	3	2108	N	N	5502 7TH AV NW
2	276960	0840	5/27/04	\$457,500	1750	1210	8	1963	3	3500	N	N	514 NW 60TH ST
2	276760	0455	3/24/04	\$530,000	1760	1180	8	1968	3	4999	N	N	1730 NW 64TH ST
2	276760	2890	5/13/04	\$369,000	1760	0	8	1998	3	2375	N	N	2235 NW 61ST ST
2	276760	2105	6/10/04	\$495,000	1770	890	8	1963	3	5000	N	N	1516 NW 62ND ST
2	276760	2105	7/27/05	\$634,500	1770	890	8	1963	3	5000	N	N	1516 NW 62ND ST
2	276760	1785	5/22/03	\$385,000	1780	950	8	1967	3	5000	N	N	2039 NW 63RD ST
2	276760	3214	8/27/03	\$339,950	1790	0	8	2003	3	2350	N	N	1740 NW 60TH ST
2	276760	2620	1/2/03	\$375,000	1810	940	8	1968	3	5000	N	N	2236 NW 61ST ST
2	276760	2040	4/26/04	\$530,000	1840	860	8	1959	3	5000	N	N	1547 NW 63RD ST
2	099900	0090	5/25/05	\$476,000	1850	1000	8	1959	3	6000	N	N	938 NW 61ST ST
2	276760	2225	8/23/04	\$559,000	1870	890	8	1965	3	4750	N	N	1526 NW 61ST ST
2	276960	1105	10/29/03	\$490,000	1900	1010	8	1976	3	7500	N	N	6014 7TH AV NW
2	276760	3130	2/13/04	\$470,000	1910	0	8	1903	4	4750	N	N	1743 NW 61ST ST
2	276770	4470	6/23/05	\$605,000	1920	520	8	1962	3	5000	N	N	6101 11TH AV NW
2	276770	4470	2/7/05	\$460,000	1920	520	8	1962	3	5000	N	N	6101 11TH AV NW
2	276790	0755	5/3/04	\$500,000	1930	1240	8	1961	3	5000	N	N	1144 NW 57TH ST
2	276780	0450	8/20/04	\$384,000	1950	0	8	1925	4	4750	Y	N	5843 3RD AV NW
2	276960	0590	8/31/05	\$588,000	2010	1010	8	1968	3	7500	N	N	6027 5TH AV NW
2	276760	3675	3/14/03	\$393,000	2220	0	8	1972	4	3900	N	N	5911 20TH AV NW
2	276770	4580	8/16/04	\$570,000	2260	1000	8	2004	3	5000	N	N	1122 NW 60TH ST

Improved Sales Used in this Annual Update Analysis
Area 82
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	276960	2265	8/27/04	\$449,950	2350	0	8	1979	3	5000	N	N	6220 6TH AV NW
2	276760	1185	9/22/03	\$435,000	2550	0	8	1977	3	5000	N	N	6314 22ND AV NW
2	276960	0965	11/7/03	\$399,000	2600	0	8	1966	3	5000	N	N	6041 6TH AV NW
2	276760	1280	8/15/03	\$530,000	3160	0	8	1989	3	5000	N	N	2034 NW 63RD ST
2	276760	2406	11/17/03	\$555,000	3160	0	8	1989	3	5000	N	N	6112 22ND AV NW
2	276770	4875	5/6/03	\$556,000	2750	0	9	2002	3	5000	N	N	5917 11TH AV NW
2	276800	0080	7/6/05	\$753,000	2800	0	10	2005	3	5000	N	N	5635 7TH AV NW
11	751900	2510	4/6/05	\$265,000	500	0	5	1925	3	3860	N	N	651 NW 76TH ST
11	287710	0650	12/30/03	\$185,000	510	0	5	1914	3	2500	N	N	6538 SYCAMORE AV NW
11	046100	2300	5/24/03	\$197,000	590	0	5	1947	3	2750	N	N	7359 ALONZO AV NW
11	046100	5225	6/22/04	\$357,400	610	0	5	1909	5	3500	N	N	7008 9TH AV NW
11	164650	0800	8/16/04	\$295,000	650	0	5	1910	4	3000	N	N	147 N 78TH ST
11	288010	0280	8/25/05	\$350,000	730	0	5	1908	4	3000	N	N	6751 7TH AV NW
11	751900	2025	4/26/05	\$265,300	760	0	5	1907	3	2575	N	N	646 NW 76TH ST
11	291970	0910	2/7/05	\$252,860	850	0	5	1902	5	3840	N	N	623 NW 82ND ST
11	046100	2535	10/13/03	\$250,000	870	0	5	1907	5	3500	N	N	7340 MARY AV NW
11	291970	0350	8/12/04	\$276,000	990	0	5	1900	4	3840	N	N	633 NW 84TH ST
11	162330	0895	6/3/05	\$236,500	520	0	6	1918	3	2305	N	N	7303 3RD AV NW
11	046100	4245	3/29/04	\$261,000	530	0	6	1907	3	2300	N	N	1110 NW 70TH ST
11	164650	2355	11/11/04	\$333,000	530	0	6	1914	4	4120	N	N	123 NW 77TH ST
11	751900	0485	6/9/05	\$292,500	580	0	6	1919	4	2475	N	N	7707 3RD AV NW
11	287710	1895	12/27/04	\$265,000	590	0	6	1911	3	3300	N	N	6516 6TH AV NW
11	046100	5325	5/6/05	\$385,000	610	0	6	1910	3	3000	N	N	7056 9TH AV NW
11	162380	0295	11/4/03	\$260,000	620	170	6	1916	3	3000	N	N	641 NW 74TH ST
11	164650	0525	9/2/04	\$300,000	630	0	6	1920	3	2400	N	N	151 N 77TH ST
11	045800	0240	5/3/03	\$212,000	650	0	6	1923	3	5715	N	N	8057 14TH AV NW
11	751900	2590	3/28/03	\$221,500	660	150	6	1909	3	5150	N	N	611 NW 76TH ST
11	045800	0270	8/10/03	\$274,500	670	110	6	1926	3	5080	N	N	8035 14TH AV NW
11	046100	3320	7/25/05	\$325,000	670	670	6	1910	3	2500	N	N	7040 MARY AV NW
11	291920	0080	8/28/03	\$300,500	670	400	6	1905	4	3950	N	N	100 NW 84TH ST
11	202870	0875	11/22/04	\$190,000	690	0	6	1905	3	2650	N	N	6546 9TH AV NW

Improved Sales Used in this Annual Update Analysis
Area 82
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
11	202870	1000	5/7/04	\$299,950	690	190	6	1921	3	4240	N	N	6517 DIBBLE AV NW
11	291920	0735	2/21/03	\$234,950	710	0	6	1910	4	3819	N	N	146 N 80TH ST
11	291920	0735	6/23/05	\$300,000	710	0	6	1910	4	3819	N	N	146 N 80TH ST
11	349130	0212	4/14/05	\$299,500	710	0	6	1940	4	5207	N	N	7543 14TH AV NW
11	162330	0875	7/12/05	\$325,000	720	0	6	1947	4	2950	N	N	7317 3RD AV NW
11	162330	1075	6/20/03	\$252,000	720	0	6	1926	4	3000	N	N	331 NW 75TH ST
11	164650	0790	8/13/03	\$240,000	720	0	6	1911	3	3090	N	N	143 N 78TH ST
11	291920	0210	5/2/03	\$260,000	720	0	6	1916	4	2880	N	N	115 NW 84TH ST
11	349130	0110	3/16/05	\$331,500	720	270	6	1928	4	5428	N	N	7737 MARY AV NW
11	430570	0050	10/5/04	\$351,450	720	0	6	1935	4	5190	N	N	7727 12TH AV NW
11	751900	0160	5/23/03	\$278,950	730	0	6	1920	3	4017	N	N	339 NW 76TH ST
11	937630	1730	11/8/05	\$349,000	740	0	6	1908	3	3240	N	N	7512 11TH AV NW
11	162330	0155	3/10/05	\$370,000	750	0	6	1910	4	3000	N	N	414 NW 70TH ST
11	164650	2515	6/17/05	\$312,500	750	0	6	1914	3	3090	N	N	142 NW 75TH ST
11	287710	3651	12/2/04	\$297,000	750	0	6	1909	3	3750	N	N	6723 PALATINE AV N
11	162380	0345	2/21/03	\$267,000	760	0	6	1907	3	3000	N	N	611 NW 74TH ST
11	164650	1410	5/5/05	\$356,500	760	0	6	1921	3	3120	N	N	137 NW 80TH ST
11	045800	0235	7/17/03	\$213,400	770	120	6	1946	3	3740	N	N	1417 NW 83RD ST
11	287710	2570	11/15/04	\$302,000	770	300	6	1906	3	5000	N	N	6738 5TH AV NW
11	287710	4191	2/28/03	\$274,000	770	0	6	1922	3	2000	N	N	7006 1ST AV NW
11	287710	4191	10/27/05	\$349,000	770	0	6	1922	3	2000	N	N	7006 1ST AV NW
11	291970	1944	5/13/05	\$358,000	770	370	6	1944	3	4560	N	N	337 NW 83RD ST
11	162380	0180	1/28/03	\$222,500	780	0	6	1901	3	3000	N	N	622 NW 74TH ST
11	291970	0765	8/18/03	\$279,000	780	240	6	1921	4	4800	N	N	630 NW 82ND ST
11	046100	5075	1/27/05	\$300,000	790	820	6	1927	4	5000	N	N	7023 DIBBLE AV NW
11	162380	0070	9/13/05	\$366,000	790	0	6	1916	4	4000	N	N	633 NW 75TH ST
11	164650	1255	11/2/04	\$354,340	790	0	6	1911	3	4160	N	N	116 NW 79TH ST
11	200070	0425	6/16/05	\$380,000	790	0	6	1910	3	2840	N	N	7224 PALATINE AV N
11	291920	0850	1/10/05	\$275,000	790	0	6	1911	2	3819	N	N	147 N 82ND ST
11	162380	0065	6/24/04	\$250,000	800	0	6	1916	4	3000	N	N	637 NW 75TH ST
11	162380	0065	9/20/05	\$299,950	800	0	6	1916	4	3000	N	N	637 NW 75TH ST

Improved Sales Used in this Annual Update Analysis
Area 82
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
11	288010	0815	8/27/03	\$290,000	810	220	6	1962	4	2500	N	N	6529 7TH AV NW
11	288010	0815	2/24/03	\$236,000	810	220	6	1962	4	2500	N	N	6529 7TH AV NW
11	291970	2225	7/21/05	\$395,000	810	0	6	1918	3	4800	N	N	343 NW 84TH ST
11	200070	0426	3/18/03	\$230,000	820	0	6	1916	3	2790	N	N	207 N 73RD ST
11	200070	0426	5/23/05	\$400,000	820	0	6	1916	3	2790	N	N	207 N 73RD ST
11	288010	1160	10/7/03	\$299,000	820	0	6	1925	2	3720	N	N	6548 7TH AV NW
11	291920	0095	6/20/05	\$386,500	820	250	6	1910	3	4240	N	N	114 NW 84TH ST
11	291970	0125	4/5/04	\$269,900	820	170	6	1916	4	2900	N	N	8409 6TH AV NW
11	751900	1910	4/29/03	\$313,000	820	0	6	1919	4	5150	N	N	611 NW 78TH ST
11	751900	1975	12/23/03	\$319,950	820	530	6	1926	3	3860	N	N	622 NW 76TH ST
11	164650	1395	6/28/05	\$349,950	830	0	6	1925	3	4160	N	N	147 NW 80TH ST
11	164650	0465	7/13/05	\$352,000	840	0	6	1918	3	3090	N	N	119 N 77TH ST
11	200120	0115	2/11/04	\$290,800	840	0	6	1909	3	4000	N	N	130 NW 74TH ST
11	288010	1075	2/23/05	\$290,000	840	0	6	1905	3	5150	N	N	6516 7TH AV NW
11	291920	0670	7/9/03	\$291,000	840	0	6	1913	3	3840	N	N	119 N 81ST ST
11	291970	2275	5/22/03	\$234,500	840	0	6	1957	3	2400	N	N	319 NW 84TH ST
11	287710	2345	8/12/03	\$360,000	850	400	6	1915	4	5000	N	N	6730 6TH AV NW
11	751900	1321	3/25/03	\$265,000	850	340	6	1926	4	2350	N	N	7906 8TH AV NW
11	046100	2345	12/3/04	\$336,000	860	400	6	1903	4	6300	N	N	7337 ALONZO AV NW
11	230140	0530	2/28/05	\$370,000	860	0	6	1924	3	5000	N	N	7028 3RD AV NW
11	287710	1360	6/16/05	\$370,500	860	120	6	1916	3	5000	N	N	6548 4TH AV NW
11	291920	0480	9/8/04	\$290,000	860	180	6	1910	3	3840	N	N	156 NW 82ND ST
11	291970	2635	6/24/03	\$279,950	860	150	6	1923	3	4090	N	N	310 NW 84TH ST
11	291920	0760	12/13/05	\$324,650	870	200	6	1911	3	3840	N	N	124 N 80TH ST
11	291970	1110	9/15/05	\$282,000	870	0	6	1910	4	1903	N	N	8106 8TH AV NW
11	164650	1555	2/18/04	\$346,000	890	550	6	1915	3	4635	N	N	132 NW 78TH ST
11	230140	0185	10/28/03	\$321,000	890	0	6	1920	3	3500	N	N	7221 1ST AV NW
11	937630	1060	2/14/05	\$367,500	890	0	6	1908	3	5000	N	N	8342 11TH AV NW
11	164650	0475	2/9/05	\$260,000	900	0	6	1910	3	4635	N	N	125 N 77TH ST
11	751900	0700	6/7/04	\$367,500	900	580	6	1924	4	3605	N	N	309 NW 78TH ST
11	046100	4230	2/5/04	\$291,100	910	120	6	1924	3	5000	N	N	7007 11TH AV NW

Improved Sales Used in this Annual Update Analysis
Area 82
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
11	164650	1535	5/9/03	\$347,500	910	0	6	1913	3	3090	N	N	118 NW 78TH ST
11	164650	1910	8/23/05	\$428,000	910	0	6	1916	3	3605	N	N	136 NW 77TH ST
11	200170	0070	4/20/05	\$362,500	910	0	6	1904	3	4000	N	N	153 NW 74TH ST
11	291920	0255	8/29/03	\$226,000	910	0	6	1912	4	3840	N	N	112 NW 83RD ST
11	292270	0305	6/1/04	\$325,000	910	250	6	1922	4	4700	N	N	8337 DIBBLE AV NW
11	751900	2515	5/3/04	\$365,000	910	0	6	1927	4	3860	N	N	647 NW 76TH ST
11	162330	0185	12/12/05	\$510,000	920	150	6	1912	5	4485	N	N	7011 4TH AV NW
11	164650	1401	9/16/03	\$271,057	920	180	6	1941	3	5200	N	N	141 NW 80TH ST
11	164650	1600	4/10/03	\$272,500	920	0	6	1926	3	3060	N	N	7812 3RD AV NW
11	287710	3510	9/9/03	\$304,500	920	0	6	1912	3	3333	N	N	6750 SYCAMORE AV NW
11	291920	1185	11/3/05	\$358,000	920	0	6	1905	3	3840	N	N	134 N 83RD ST
11	291970	0260	5/24/04	\$265,000	920	0	6	1909	3	5670	N	N	642 NW 84TH ST
11	530910	0865	1/24/05	\$249,950	930	0	6	1967	3	2708	N	N	6523 11TH AV NW
11	751900	0185	5/5/05	\$320,000	930	0	6	1905	3	5150	N	N	327 NW 76TH ST
11	164650	1320	9/2/04	\$371,500	940	0	6	1922	3	5200	N	N	7906 3RD AV NW
11	287710	3060	9/17/04	\$381,000	940	80	6	1920	4	5000	N	N	6732 3RD AV NW
11	291970	1600	9/28/05	\$335,000	940	0	6	1920	3	4800	N	N	352 NW 80TH ST
11	164650	1845	6/21/05	\$460,000	960	0	6	1911	3	3090	N	N	110 NW 77TH ST
11	287710	2731	9/2/04	\$350,000	960	0	6	1915	3	3860	N	N	6745 3RD AV NW
11	751900	1900	8/18/04	\$326,500	960	0	6	1939	4	5150	N	N	615 NW 78TH ST
11	164650	2175	10/12/05	\$339,500	970	0	6	1910	4	5150	N	N	136 NW 76TH ST
11	751900	1000	6/11/03	\$380,000	970	60	6	1923	4	3848	N	N	320 NW 79TH ST
11	751900	2230	1/29/03	\$256,000	975	600	6	1920	4	5150	N	N	626 NW 75TH ST
11	200070	0430	4/27/04	\$382,000	990	0	6	1911	3	2790	N	N	203 N 73RD ST
11	162330	1205	2/2/05	\$355,000	1000	0	6	1908	4	6000	N	N	332 NW 74TH ST
11	164650	2256	5/11/04	\$344,000	1000	0	6	1925	3	3510	N	N	7610 3RD AV NW
11	291970	0775	12/21/05	\$418,000	1000	710	6	1924	4	4800	N	N	636 NW 82ND ST
11	202870	0435	3/23/04	\$325,000	1010	0	6	1913	3	5035	N	N	6708 DIBBLE AV NW
11	424040	0090	1/3/05	\$339,200	1010	0	6	1916	3	4100	N	N	7758 14TH AV NW
11	046100	4770	12/27/04	\$342,950	1030	0	6	1948	4	5000	N	N	7015 9TH AV NW
11	230140	0510	10/27/05	\$391,000	1030	220	6	1916	3	5000	N	N	7018 3RD AV NW

Improved Sales Used in this Annual Update Analysis
Area 82
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
11	672870	0035	3/5/04	\$325,000	1030	0	6	1920	5	4095	N	N	7015 6TH AV NW
11	751900	0795	9/1/05	\$405,000	1030	0	6	1918	4	5150	N	N	336 NW 78TH ST
11	758920	0149	8/21/03	\$299,950	1032	0	6	1951	4	5350	N	N	8332 MARY AV NW
11	162380	0215	6/18/03	\$279,000	1050	0	6	1907	3	3000	N	N	644 NW 74TH ST
11	291920	0600	8/3/04	\$296,500	1050	0	6	1910	4	3840	N	N	132 NW 81ST ST
11	751900	2460	6/23/05	\$390,000	1060	0	6	1921	4	5150	N	N	644 NW 75TH ST
11	046100	3615	8/23/05	\$325,000	1120	0	6	1950	3	5000	N	N	7053 13TH AV NW
11	046100	3495	10/9/03	\$270,000	1140	0	6	1906	4	5250	N	N	7012 ALONZO AV NW
11	291970	2695	6/15/05	\$379,950	1200	0	6	1911	3	2754	N	N	338 NW 84TH ST
11	530910	0615	12/29/05	\$320,000	1210	0	6	1908	5	4441	N	N	6747 11TH AV NW
11	046100	4220	8/12/03	\$295,000	1230	0	6	1907	3	5000	N	N	7015 11TH AV NW
11	288010	0350	7/18/03	\$298,000	1260	0	6	1928	3	4000	N	N	6742 CLEOPATRA PL NW
11	291920	0190	2/17/05	\$350,000	1300	0	6	1910	3	3840	N	N	129 NW 84TH ST
11	288010	0565	3/26/05	\$337,850	1330	0	6	1927	3	3050	N	N	6747 CLEOPATRA PL NW
11	291970	1570	4/11/05	\$366,000	1340	0	6	1995	3	4320	N	N	334 NW 80TH ST
11	751900	1240	4/30/03	\$349,950	1340	300	6	1940	4	5200	N	N	618 NW 79TH ST
11	288010	0780	5/19/04	\$355,000	1430	0	6	1910	4	7200	N	N	6517 7TH AV NW
11	751900	0545	4/22/05	\$565,000	1650	0	6	1929	4	3708	N	N	330 NW 77TH ST
11	292170	0035	4/13/04	\$356,000	1680	0	6	1998	4	3240	N	N	8344 14TH AV NW
11	751900	0735	9/3/03	\$347,000	1740	0	6	1916	3	5150	N	N	306 NW 78TH ST
11	046100	2030	7/21/05	\$330,000	540	0	7	1925	3	2800	N	N	7358 14TH AV NW
11	200120	0050	3/3/03	\$335,500	580	580	7	1926	4	4000	N	N	137 NW 75TH ST
11	530910	0855	3/24/04	\$316,000	690	0	7	1924	3	5145	N	N	6527 11TH AV NW
11	530910	1345	8/23/04	\$225,000	700	160	7	1905	3	5000	N	N	6538 10TH AV NW
11	202870	0600	1/12/05	\$285,000	710	0	7	1914	3	1800	N	N	6726 DIVISION AV NW
11	046100	1585	10/13/04	\$386,000	740	600	7	1912	4	5000	N	N	7333 12TH AV NW
11	530910	0575	10/13/05	\$375,000	740	0	7	1913	4	3638	N	N	6740 11TH AV NW
11	937630	1520	6/26/03	\$272,500	750	610	7	1928	3	5000	N	N	7728 11TH AV NW
11	417210	0180	12/16/04	\$455,000	760	200	7	1928	3	3670	N	N	7065 7TH AV NW
11	287710	1031	5/20/05	\$538,500	770	0	7	1920	4	3000	N	N	6531 2ND AV NW
11	046100	4405	6/10/04	\$255,500	780	0	7	1926	4	5000	N	N	7051 10TH AV NW

Improved Sales Used in this Annual Update Analysis
Area 82
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
11	288010	0705	11/16/04	\$284,000	780	0	7	1947	4	2870	N	N	6541 CLEOPATRA PL NW
11	758970	0065	4/10/03	\$301,000	780	250	7	1941	3	4598	N	N	1215 NW 83RD ST
11	046100	5065	9/3/03	\$300,000	790	120	7	1944	3	5000	N	N	7029 DIBBLE AV NW
11	046100	5065	2/14/05	\$350,000	790	120	7	1944	3	5000	N	N	7029 DIBBLE AV NW
11	162330	1170	7/27/05	\$352,000	790	0	7	1911	4	3000	N	N	308 NW 74TH ST
11	287710	3521	2/25/04	\$335,000	790	0	7	1914	3	4333	N	N	6742 SYCAMORE AV NW
11	291970	0960	11/17/03	\$301,000	790	310	7	1905	4	4680	N	N	8111 6TH AV NW
11	424040	0015	8/13/03	\$270,000	790	160	7	1925	3	5461	N	N	7734 14TH AV NW
11	530910	0515	7/29/04	\$400,000	790	790	7	1910	4	4160	N	N	6756 11TH AV NW
11	046100	1215	8/8/05	\$325,000	800	0	7	1909	3	2750	N	N	7361 11TH AV NW
11	291970	0460	7/14/05	\$399,950	800	420	7	1951	4	3600	N	N	610 NW 83RD ST
11	291970	2020	3/16/05	\$405,000	800	580	7	1918	4	3600	N	N	307 NW 83RD ST
11	349130	0145	10/21/05	\$290,000	800	0	7	1907	5	6350	N	N	7759 14TH AV NW
11	046100	0875	2/23/04	\$326,000	820	0	7	1937	4	3300	N	N	7348 10TH AV NW
11	046100	1485	3/24/03	\$270,000	820	100	7	1938	3	4500	N	N	7354 12TH AV NW
11	291970	2725	3/9/05	\$415,000	820	0	7	1924	4	4150	N	N	350 NW 84TH ST
11	291970	2740	2/19/03	\$252,000	820	150	7	1924	4	2640	N	N	8410 6TH AV NW
11	291970	2745	8/21/03	\$274,000	820	0	7	1924	3	2640	N	N	8402 6TH AV NW
11	292270	2850	6/5/03	\$325,000	820	100	7	1926	3	2950	N	N	852 NW 75TH ST
11	417210	0070	3/11/04	\$290,000	820	0	7	1947	3	5970	N	N	7054 CLEOPATRA PL NW
11	751900	0765	4/7/03	\$334,950	830	580	7	2003	3	4120	N	N	322 NW 78TH ST
11	751900	2220	3/28/05	\$390,000	830	610	7	2004	3	2575	N	N	622 NE 75TH ST
11	751900	2545	1/25/05	\$360,000	830	590	7	1991	3	2575	N	N	633 NW 76TH ST
11	937630	1160	4/6/05	\$320,000	830	80	7	1925	3	4600	N	N	8331 10TH AV NW
11	937630	1360	5/16/03	\$288,000	830	0	7	1940	3	5000	N	N	8051 10TH AV NW
11	046100	4195	9/25/03	\$276,500	840	0	7	1908	4	5000	N	N	7023 11TH AV NW
11	046100	4270	6/18/03	\$280,500	840	120	7	1923	3	5000	N	N	7010 12TH AV NW
11	046100	4270	6/17/04	\$400,000	840	120	7	1923	3	5000	N	N	7010 12TH AV NW
11	292270	2160	3/15/05	\$330,000	840	0	7	1941	3	4820	N	N	807 NW 80TH ST
11	202870	1185	6/30/04	\$235,000	850	140	7	1927	3	2600	N	N	6524 DIVISION AV NW
11	292270	2855	6/8/05	\$442,000	850	600	7	2005	5	2590	N	N	856 NW 75TH ST

Improved Sales Used in this Annual Update Analysis
Area 82
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
11	530910	0360	7/23/03	\$315,500	850	0	7	1927	4	4013	N	N	6729 10TH AV NW
11	162330	1185	11/18/05	\$453,200	860	0	7	1922	4	4500	N	N	318 NW 74TH ST
11	202870	1075	9/28/04	\$371,000	860	0	7	1924	4	4240	N	N	6526 DIBBLE AV NW
11	202870	1170	2/12/03	\$239,000	860	0	7	1926	3	2450	N	N	6516 DIVISION AV NW
11	288010	0640	12/23/05	\$364,950	860	0	7	2004	3	2800	N	N	6519 CLEOPATRA PL NW
11	751900	2190	4/1/04	\$345,000	860	0	7	1924	3	5150	N	N	610 NW 75TH ST
11	046100	2370	5/13/05	\$407,000	870	0	7	1928	3	5000	N	N	7325 ALONZO AV NW
11	287710	1421	10/3/03	\$335,000	870	0	7	1916	4	3750	N	N	6516 4TH AV NW
11	292270	2816	6/23/05	\$339,000	870	0	7	1942	3	3760	N	N	7514 9TH AV NW
11	292270	3245	12/13/04	\$282,500	870	0	7	1916	3	5700	N	N	7623 8TH AV NW
11	287710	1765	4/2/03	\$285,000	880	500	7	1912	3	3750	N	N	6539 5TH AV NW
11	292270	2776	2/26/04	\$284,500	880	0	7	1942	3	3760	N	N	7534 9TH AV NW
11	292270	2801	8/27/03	\$275,000	880	0	7	1942	3	3760	N	N	7522 9TH AV NW
11	292270	2801	8/6/04	\$317,000	880	0	7	1942	3	3760	N	N	7522 9TH AV NW
11	045800	0280	7/3/03	\$298,500	890	220	7	1926	3	5080	N	N	8033 14TH AV NW
11	200120	0030	1/27/04	\$324,000	890	120	7	1941	3	4000	N	N	121 NW 75TH ST
11	202870	0380	9/9/05	\$450,000	890	0	7	1914	4	5300	N	N	6711 DIBBLE AV NW
11	287710	0636	12/22/03	\$376,000	890	0	7	1925	4	3750	N	N	6546 SYCAMORE AV NW
11	349130	0147	5/16/03	\$321,900	890	300	7	1939	3	4000	N	N	1415 NW 80TH ST
11	349130	0147	6/29/05	\$402,000	890	300	7	1939	3	4000	N	N	1415 NW 80TH ST
11	530910	1180	5/19/05	\$338,000	890	0	7	1925	3	5350	N	N	6519 10TH AV NW
11	937630	2180	7/11/03	\$310,000	890	480	7	1987	3	2375	N	N	907 NW 83RD ST
11	046100	0740	10/28/04	\$220,000	900	0	7	1950	3	3500	N	N	904 NW 73RD ST
11	046100	2140	11/9/04	\$330,000	900	220	7	1950	3	5000	N	N	7309 14TH AV NW
11	162330	0979	11/5/03	\$355,000	900	0	7	1926	4	4000	N	N	418 NW 73RD ST
11	758970	0012	4/4/05	\$372,000	900	580	7	1939	3	4800	N	N	1308 NW 80TH ST
11	937630	1810	1/24/03	\$295,000	900	0	7	1900	4	4360	N	N	7552 11TH AV NW
11	164650	0380	6/15/05	\$397,000	910	400	7	1973	3	3090	N	N	118 N 76TH ST
11	164650	0385	8/23/04	\$350,000	910	400	7	1973	3	3090	N	N	116 N 76TH ST
11	202870	0487	7/16/04	\$359,000	910	0	7	1926	4	2800	N	N	832 NW 67TH ST
11	202870	0505	12/9/05	\$435,000	910	0	7	1926	4	3710	N	N	6711 DIVISION AV NW

Improved Sales Used in this Annual Update Analysis
Area 82
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
11	287710	2860	5/9/03	\$348,500	910	0	7	1918	4	3750	N	N	6714 4TH AV NW
11	291970	0600	9/20/05	\$411,500	910	0	7	1937	4	4800	N	N	645 NW 83RD ST
11	937630	0486	4/28/03	\$279,500	910	0	7	1940	4	4000	N	N	8002 12TH AV NW
11	046100	2380	10/10/05	\$360,000	920	0	7	1949	3	5000	N	N	7317 ALONZO AV NW
11	291970	1105	8/21/03	\$276,000	920	0	7	1938	4	2609	N	N	656 NW 81ST ST
11	292270	1250	4/24/03	\$287,000	920	250	7	1937	3	4350	N	N	814 NW 80TH ST
11	937630	0705	12/8/05	\$395,000	920	320	7	1909	2	4000	N	N	8009 11TH AV NW
11	230140	0325	3/3/03	\$423,000	930	830	7	1906	4	4500	N	N	7206 2ND AV NW
11	291970	0816	11/7/03	\$302,500	930	300	7	1946	3	3310	N	N	8208 8TH AV NW
11	046100	3520	11/15/04	\$280,000	940	0	7	1909	3	5000	N	N	7024 ALONZO AV NW
11	162380	0440	1/16/03	\$275,000	940	520	7	1990	3	3000	N	N	702 NW 73RD ST
11	162380	0440	9/15/05	\$430,000	940	520	7	1990	3	3000	N	N	702 NW 73RD ST
11	162380	0505	7/10/05	\$389,000	940	0	7	1906	3	4160	N	N	713 NW 73RD ST
11	164650	0050	2/13/04	\$364,000	940	250	7	1939	4	4120	N	N	132 N 75TH ST
11	202870	0360	11/26/03	\$329,000	940	0	7	1926	4	3975	N	N	6728 9TH AV NW
11	291970	1425	7/25/05	\$334,000	940	0	7	1910	3	4800	N	N	327 NW 81ST ST
11	751900	1230	11/23/05	\$381,000	940	0	7	1912	3	5200	N	N	614 NW 79TH ST
11	751900	2495	5/13/05	\$487,500	940	480	7	1925	4	7416	N	N	655 NW 76TH ST
11	758970	0050	3/11/03	\$292,500	940	0	7	1940	3	3980	N	N	8051 13TH AV NW
11	046100	0295	5/11/04	\$415,000	950	790	7	1926	4	6000	N	N	7354 DIBBLE AV NW
11	164650	2620	7/11/05	\$315,000	950	0	7	1924	3	4429	N	N	145 NW 76TH ST
11	751900	2525	4/1/05	\$424,000	950	0	7	1931	3	3860	N	N	643 NW 76TH ST
11	937630	0345	8/19/05	\$424,950	950	0	7	1906	4	5000	N	N	7750 12TH AV NW
11	046100	4670	7/6/05	\$400,000	960	0	7	1913	3	4200	N	N	7057 9TH AV NW
11	046100	4685	2/3/04	\$339,000	960	480	7	1913	4	4300	N	N	7053 9TH AV NW
11	162330	0580	4/26/05	\$370,000	960	0	7	1930	3	3000	N	N	7220 5TH AV NW
11	202870	0426	7/7/05	\$390,500	960	200	7	1913	4	3710	N	N	836 NW 67TH ST
11	287710	2910	12/1/03	\$372,500	960	0	7	1921	3	5000	N	N	6711 2ND AV NW
11	291920	0485	4/12/05	\$382,500	960	210	7	1946	3	3840	N	N	8114 3RD AV NW
11	292270	2420	6/24/05	\$369,000	960	0	7	1928	3	5000	N	N	7545 10TH AV NW
11	530910	0540	4/1/05	\$386,000	960	860	7	1913	3	3638	N	N	6750 11TH AV NW

Improved Sales Used in this Annual Update Analysis
Area 82
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
11	751900	0980	7/14/04	\$400,000	960	300	7	1920	3	3860	N	N	308 NW 79TH ST
11	751900	1065	9/28/05	\$381,000	960	120	7	1930	3	5200	N	N	7908 6TH AV NW
11	937630	0325	5/25/04	\$380,000	960	480	7	1940	3	5000	N	N	7740 12TH AV NW
11	164650	2670	7/16/03	\$288,300	970	0	7	1914	3	5150	N	N	117 NW 76TH ST
11	287710	1715	5/23/03	\$275,400	970	0	7	1911	4	3750	N	N	6511 5TH AV NW
11	292270	1075	7/13/04	\$361,500	970	0	7	1937	3	4700	N	N	8055 DIBBLE AV NW
11	937630	0355	2/28/03	\$269,000	970	720	7	1945	3	5235	N	N	1115 NW 80TH ST
11	937630	0355	3/24/05	\$349,950	970	720	7	1945	3	5235	N	N	1115 NW 80TH ST
11	292270	1890	9/2/03	\$335,000	980	310	7	1938	3	5700	N	N	7748 DIBBLE AV NW
11	937630	0800	3/24/04	\$267,500	980	0	7	1922	3	5000	N	N	8340 12TH AV NW
11	046100	4785	7/16/03	\$300,000	990	300	7	1916	3	5000	N	N	908 NW 70TH ST
11	164650	0240	3/29/04	\$379,950	990	0	7	1911	4	3090	N	N	135 N 76TH ST
11	164650	0395	6/22/04	\$399,950	990	150	7	1910	3	3090	N	N	112 N 76TH ST
11	202870	0605	1/28/03	\$255,300	990	0	7	1923	4	3440	N	N	6532 DIVISION AV NW
11	287710	1846	2/25/04	\$317,000	990	0	7	1911	4	3750	N	N	6538 6TH AV NW
11	287710	4030	6/3/03	\$357,500	990	170	7	1911	3	5375	N	N	6724 PALATINE AV N
11	288010	0130	5/26/04	\$353,000	990	0	7	1945	4	4970	N	N	6752 7TH AV NW
11	291970	1070	7/24/03	\$320,000	990	0	7	1939	3	4032	N	N	642 NW 81ST ST
11	292270	0435	3/23/05	\$439,950	990	200	7	1938	3	5700	N	N	8316 DIBBLE AV NW
11	292270	1590	9/16/04	\$360,000	990	0	7	1930	3	3860	N	N	7738 9TH AV NW
11	751900	1165	10/24/05	\$403,800	990	0	7	1926	4	3860	N	N	317 NW 80TH ST
11	046100	4730	4/19/04	\$300,000	1000	0	7	1959	4	5000	N	N	7033 9TH AV NW
11	162330	0305	8/11/03	\$388,000	1000	0	7	1914	4	3000	N	N	7016 6TH AV NW
11	162380	0136	12/22/03	\$299,000	1000	0	7	1947	3	3990	N	N	7403 6TH AV NW
11	200070	0091	6/2/04	\$357,000	1000	260	7	1951	3	4590	N	N	103 N 75TH ST
11	200120	0125	2/16/05	\$461,000	1000	300	7	1945	4	4000	N	N	120 NW 74TH ST
11	292170	0375	7/23/03	\$316,000	1000	100	7	1924	3	6210	N	N	8303 12TH AV NW
11	292270	1185	5/15/03	\$320,000	1000	0	7	1937	3	5700	N	N	8036 DIBBLE AV NW
11	045800	0290	9/27/05	\$416,000	1010	0	7	1926	3	5080	N	N	8025 14TH AV NW
11	046100	1145	10/20/03	\$285,500	1010	0	7	1944	3	5000	N	N	7332 11TH AV NW
11	046100	1795	4/9/04	\$405,000	1010	210	7	1924	4	3900	N	N	7355 13TH AV NW

Improved Sales Used in this Annual Update Analysis
Area 82
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
11	046100	4210	9/26/03	\$310,000	1010	300	7	1953	3	3750	N	N	7021 11TH AV NW
11	230140	0400	10/17/05	\$455,300	1010	0	7	1925	3	5000	N	N	202 NW 72ND ST
11	292270	1910	11/13/03	\$335,000	1010	0	7	1938	3	5700	N	N	7738 DIBBLE AV NW
11	758970	0080	7/7/03	\$335,000	1010	190	7	1946	3	5080	N	N	8026 13TH AV NW
11	937630	2300	8/5/05	\$460,000	1010	830	7	1941	3	5000	N	N	8316 10TH AV NW
11	164650	2500	4/16/03	\$304,500	1020	0	7	1947	3	5305	N	N	134 NW 75TH ST
11	287710	3097	4/28/05	\$350,000	1020	0	7	1985	3	2500	N	N	6710 3RD AV NW
11	287710	3751	3/4/05	\$535,000	1020	600	7	1923	5	3750	N	N	6744 1ST AV NW
11	291920	0315	5/5/04	\$377,000	1020	0	7	1925	4	3840	N	N	152 NW 83RD ST
11	046100	2175	3/9/05	\$400,000	1030	0	7	1916	3	3749	N	N	7308 ALONZO AV NW
11	046100	4015	8/26/05	\$520,000	1030	0	7	1928	4	6250	N	N	7012 13TH AV NW
11	162330	0765	6/11/03	\$319,250	1030	0	7	1924	4	4400	N	N	302 NW 72ND ST
11	287710	1615	6/4/04	\$380,000	1030	790	7	1911	4	5000	N	N	6538 5TH AV NW
11	287710	2990	9/21/04	\$395,000	1030	230	7	1923	3	5000	N	N	6753 2ND AV NW
11	291920	0155	11/22/04	\$424,000	1030	740	7	2002	3	3840	N	N	157 NW 84TH ST
11	751900	1815	7/21/04	\$379,950	1030	250	7	1946	3	4841	N	N	7714 8TH AV NW
11	937630	1440	2/11/04	\$370,000	1030	290	7	1928	3	5000	N	N	8011 10TH AV NW
11	162380	0010	12/1/04	\$331,500	1040	0	7	1910	4	3600	N	N	7418 8TH AV NW
11	164650	0955	11/3/04	\$342,000	1040	0	7	1908	4	4635	N	N	107 N 79TH ST
11	287710	4120	12/2/04	\$460,000	1040	300	7	1918	4	4030	N	N	7010 PALATINE AV N
11	287710	4120	5/5/04	\$428,475	1040	300	7	1918	4	4030	N	N	7010 PALATINE AV N
11	292270	1835	8/19/04	\$350,000	1040	350	7	1940	3	4700	N	N	7751 DIBBLE AV NW
11	430570	0130	9/25/03	\$339,950	1040	430	7	1947	3	5334	N	N	7742 13TH AV NW
11	937630	2050	7/22/05	\$549,000	1040	300	7	1975	3	4040	N	N	906 NW 77TH ST
11	012503	9025	9/16/05	\$396,000	1050	0	7	1927	3	3680	N	N	7230 3RD AV NW
11	012503	9058	3/17/04	\$280,000	1050	360	7	1925	3	3520	N	N	7010 8TH AV NW
11	046100	0005	10/18/04	\$311,340	1050	0	7	1913	3	3210	N	N	7421 8TH AV NW
11	164650	1415	7/12/04	\$400,500	1050	0	7	1920	3	4680	N	N	133 NW 80TH ST
11	292270	2135	12/22/03	\$285,000	1050	400	7	1941	3	5700	N	N	7907 8TH AV NW
11	305270	0975	10/20/05	\$420,000	1050	0	7	1928	4	3750	N	N	6715 12TH AV NW
11	012503	9006	6/17/05	\$412,700	1060	0	7	1925	4	3600	N	N	814 NW 70TH ST

Improved Sales Used in this Annual Update Analysis
Area 82
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
11	162330	0815	3/7/05	\$430,000	1060	240	7	1924	3	5000	N	N	333 NW 74TH ST
11	291970	0250	7/17/03	\$355,000	1060	300	7	1950	4	5660	N	N	636 NW 84TH ST
11	291970	0410	2/2/05	\$285,000	1060	400	7	1912	2	4800	N	N	607 NW 84TH ST
11	291970	1475	4/8/04	\$310,000	1060	180	7	1923	3	4800	N	N	8017 3RD AV NW
11	200070	0225	10/14/04	\$400,000	1070	0	7	1947	3	3240	N	N	149 N 74TH ST
11	291920	0910	1/28/05	\$325,000	1070	400	7	1976	3	3840	N	N	122 N 81ST ST
11	292270	2555	8/10/04	\$337,000	1070	0	7	1945	3	4700	N	N	7510 10TH AV NW
11	520010	0105	9/8/04	\$354,000	1070	300	7	1929	3	3478	N	N	6543 12TH AV NW
11	520010	0195	10/26/05	\$399,000	1070	0	7	1928	4	4007	N	N	6546 12TH AV NW
11	758970	0014	12/22/04	\$359,950	1070	500	7	1940	3	5494	N	N	1302 NW 80TH ST
11	937630	1475	6/16/05	\$477,500	1070	140	7	1939	4	4500	N	N	7706 11TH AV NW
11	287710	1795	8/12/04	\$410,000	1080	250	7	1912	4	3750	N	N	6555 5TH AV NW
11	292270	1410	3/22/04	\$274,500	1080	0	7	1950	3	4800	N	N	8217 8TH AV NW
11	305270	0396	9/30/05	\$391,496	1080	200	7	2005	3	1350	N	N	6736 B ALONZO AV NW
11	305270	0397	10/4/05	\$380,127	1080	200	7	2005	3	1351	N	N	6736 B ALONZO AV NW
11	507540	0105	10/5/04	\$400,000	1080	0	7	1928	5	5120	N	N	7712 14TH AV NW
11	045800	0295	5/5/05	\$473,500	1090	0	7	1924	3	5080	N	N	8027 14TH AV NW
11	202870	0865	10/26/04	\$385,000	1090	0	7	1906	4	5300	N	N	6542 9TH AV NW
11	758920	0153	6/18/03	\$333,000	1090	300	7	1948	3	5386	N	N	8329 14TH AV NW
11	162380	0430	2/19/05	\$395,000	1100	490	7	1984	3	3000	N	N	624 NW 73RD ST
11	287710	0330	1/3/05	\$542,500	1100	260	7	1910	4	5000	Y	N	6543 PALATINE AV N
11	287710	2541	4/26/05	\$460,000	1100	320	7	1938	3	4500	N	N	6750 5TH AV NW
11	292270	1785	10/27/05	\$446,000	1100	150	7	1938	3	4700	N	N	7731 DIBBLE AV NW
11	305270	0755	9/22/03	\$269,150	1100	0	7	1956	3	5000	N	N	6727 13TH AV NW
11	305270	0835	8/3/05	\$410,000	1100	240	7	1945	3	5000	N	N	6748 13TH AV NW
11	937630	1120	6/3/03	\$331,000	1100	0	7	1927	3	4200	N	N	8351 10TH AV NW
11	291970	2685	4/12/04	\$336,000	1110	0	7	1945	4	5490	N	N	332 NW 84TH ST
11	305270	1145	6/4/03	\$310,000	1110	0	7	1927	3	3333	N	N	6718 12TH AV NW
11	520010	0185	11/18/04	\$411,000	1110	0	7	1928	4	4005	N	N	6550 12TH AV NW
11	530910	0595	2/20/04	\$370,000	1110	0	7	1908	4	5350	N	N	6732 11TH AV NW
11	758970	0032	1/8/04	\$350,000	1110	870	7	1941	3	5289	N	N	8026 14TH AV NW

Improved Sales Used in this Annual Update Analysis
Area 82
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
11	937630	0215	4/14/04	\$419,000	1110	250	7	1940	3	5000	N	N	7511 11TH AV NW
11	937630	1230	5/23/05	\$370,000	1110	0	7	1937	3	4740	N	N	1012 NW 80TH ST
11	046100	1260	5/16/03	\$258,326	1120	0	7	1953	3	3500	N	N	7337 11TH AV NW
11	046100	1260	2/9/05	\$347,500	1120	0	7	1953	3	3500	N	N	7337 11TH AV NW
11	287710	2170	8/26/03	\$355,000	1120	150	7	1925	4	5000	N	N	6703 5TH AV NW
11	349130	0248	4/11/03	\$316,950	1120	470	7	1942	3	5400	N	N	7502 MARY AV NW
11	937630	1170	8/29/05	\$420,000	1120	250	7	1950	3	5000	N	N	8327 10TH AV NW
11	046100	0380	2/9/05	\$432,000	1130	150	7	1925	5	5000	N	N	7331 DIBBLE AV NW
11	046100	2055	12/8/03	\$300,594	1130	800	7	1977	3	5000	N	N	7359 14TH AV NW
11	202870	0805	11/4/04	\$335,000	1130	0	7	1906	3	5300	N	N	6547 DIBBLE AV NW
11	287710	3445	10/21/03	\$450,000	1130	1000	7	1924	4	4000	N	N	6739 1ST AV NW
11	349130	0162	4/1/05	\$302,000	1130	0	7	1912	3	5080	N	N	7748 MARY AV NW
11	520010	0225	3/25/03	\$289,000	1130	590	7	1928	4	4018	N	N	6534 12TH AV NW
11	520010	0230	12/3/04	\$426,000	1130	620	7	1925	4	4348	N	N	6528 12TH AV NW
11	544530	0050	6/25/03	\$350,000	1130	300	7	1930	5	4445	N	N	7540 MARY AV NW
11	751900	1850	7/25/05	\$474,000	1130	0	7	1912	5	3860	N	N	639 NW 78TH ST
11	046100	4290	9/2/03	\$305,000	1150	0	7	1925	3	5000	N	N	7022 12TH AV NW
11	292270	0445	6/17/03	\$355,000	1150	300	7	1938	3	5700	N	N	8312 DIBBLE AV NW
11	292270	1770	12/2/05	\$424,000	1150	0	7	1938	3	4700	N	N	7725 DIBBLE AV NW
11	292270	1900	5/11/04	\$390,000	1150	0	7	1938	3	5700	N	N	7744 DIBBLE AV NW
11	751900	1130	3/12/04	\$310,000	1150	0	7	1926	3	3605	N	N	335 NW 80TH ST
11	202870	0140	7/21/05	\$440,000	1160	0	7	1973	4	5300	N	N	6740 DIBBLE AV NW
11	291920	0335	2/25/03	\$255,000	1160	0	7	1980	3	3840	N	N	149 NW 83RD ST
11	291920	0335	6/3/04	\$285,000	1160	0	7	1980	3	3840	N	N	149 NW 83RD ST
11	291970	0685	5/16/05	\$390,000	1160	0	7	1914	4	4670	N	N	603 NW 83RD ST
11	291970	1085	10/10/03	\$375,000	1160	0	7	1939	4	4032	N	N	646 NW 81ST ST
11	544530	0015	7/31/03	\$339,500	1160	290	7	1930	4	4445	N	N	7524 MARY AV NW
11	287710	2355	5/15/03	\$290,000	1170	300	7	1911	3	5000	N	N	6726 6TH AV NW
11	287710	2690	11/30/04	\$340,000	1170	420	7	1921	3	4200	N	N	6723 3RD AV NW
11	291920	0325	9/16/03	\$315,000	1170	680	7	1948	4	3840	N	N	8214 3RD AV NW
11	291970	2155	6/13/03	\$359,000	1170	360	7	1923	3	4800	N	N	346 NW 82ND ST

Improved Sales Used in this Annual Update Analysis
Area 82
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
11	349130	0178	5/17/05	\$440,000	1170	330	7	1926	3	4528	N	N	7727 14TH AV NW
11	937630	1231	10/3/05	\$379,950	1170	0	7	1936	3	5600	N	N	1016 NW 80TH ST
11	287710	0425	5/14/04	\$430,000	1180	120	7	1916	4	5000	N	N	6532 1ST AV NW
11	291970	2095	1/7/03	\$290,000	1180	0	7	1968	3	4800	N	N	324 NW 82ND ST
11	291970	2390	8/22/03	\$350,000	1180	400	7	1909	4	4704	N	N	326 NW 83RD ST
11	292270	0180	2/10/03	\$292,500	1180	940	7	1968	3	3290	N	N	8322 9TH AV NW
11	292270	1450	9/8/03	\$310,000	1180	0	7	1997	3	1514	N	N	7741 9TH AV NW
11	530910	0405	1/23/03	\$309,500	1180	0	7	1904	3	4815	N	N	6711 10TH AV NW
11	046100	1605	9/22/03	\$377,000	1190	0	7	1927	3	5000	N	N	7321 12TH AV NW
11	162330	1080	7/21/04	\$449,950	1190	460	7	1932	5	6000	N	N	329 NW 75TH ST
11	520010	0050	6/16/05	\$414,000	1190	460	7	1929	3	3478	N	N	6521 12TH AV NW
11	530910	0675	9/1/05	\$374,950	1190	0	7	1928	4	4062	N	N	6729 11TH AV NW
11	937630	0315	4/19/04	\$423,000	1190	0	7	1920	4	5000	N	N	7738 12TH AV NW
11	162330	1115	5/7/03	\$311,950	1200	0	7	1916	4	3100	N	N	7413 3RD AV NW
11	162380	0005	8/26/03	\$294,000	1200	0	7	1913	4	3600	N	N	7412 8TH AV NW
11	164650	0445	8/10/04	\$402,500	1200	0	7	1909	4	4635	N	N	111 N 77TH ST
11	287710	0051	5/13/04	\$525,000	1200	0	7	1916	3	4000	N	N	6525 GREENWOOD AV N
11	530910	0880	4/24/03	\$273,400	1200	0	7	1915	3	2925	N	N	6517 11TH AV NW
11	291920	0620	6/18/04	\$364,471	1210	130	7	1941	4	3840	N	N	148 NW 81ST ST
11	291920	0915	9/8/03	\$328,300	1210	0	7	1906	5	3840	N	N	118 N 81ST ST
11	291970	1620	10/4/05	\$443,000	1210	120	7	1951	3	4680	N	N	357 NW 82ND ST
11	292270	1750	4/15/04	\$410,000	1210	0	7	1928	3	3525	N	N	7717 DIBBLE AV NW
11	417210	0245	10/31/03	\$370,000	1210	0	7	1929	3	4680	N	N	7034 7TH AV NW
11	937630	0030	12/1/04	\$432,000	1210	0	7	1928	3	3300	N	N	7516 12TH AV NW
11	937630	0375	9/1/05	\$395,000	1210	100	7	1906	3	4300	N	N	7751 11TH AV NW
11	291970	2645	7/23/04	\$350,000	1220	0	7	1928	3	4090	N	N	314 NW 84TH ST
11	292270	0395	9/10/04	\$342,000	1220	0	7	1912	4	5700	N	N	8336 DIBBLE AV NW
11	162330	0865	12/3/03	\$383,000	1230	0	7	1926	3	3000	N	N	311 NW 74TH ST
11	162330	1235	5/16/03	\$315,000	1230	0	7	1928	4	3000	N	N	342 NW 74TH ST
11	292270	0027	5/25/05	\$338,000	1230	0	7	1992	3	1542	N	N	8347 9TH AV NW
11	672870	0205	9/17/03	\$342,500	1230	960	7	1923	4	5800	N	N	7031 7TH AV NW

Improved Sales Used in this Annual Update Analysis
Area 82
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
11	046100	3290	6/18/04	\$395,000	1240	330	7	1928	3	5000	N	N	7026 MARY AV NW
11	417210	0220	4/27/05	\$465,000	1250	0	7	1928	4	3744	N	N	7040 7TH AV NW
11	530910	1265	12/29/04	\$442,000	1250	0	7	1909	3	3750	N	N	6512 10TH AV NW
11	758970	0044	11/18/04	\$390,425	1250	180	7	1949	3	5080	N	N	8047 13TH AV NW
11	162330	0770	5/27/03	\$340,000	1260	390	7	1974	3	5800	N	N	355 NW 74TH ST
11	164650	0690	6/7/05	\$556,000	1260	0	7	1915	5	4635	N	N	7710 1ST AV NW
11	349130	0009	3/24/04	\$375,000	1260	0	7	1929	4	4320	N	N	7509 MARY AV NW
11	349130	0010	9/27/04	\$350,000	1260	0	7	1969	4	3870	N	N	1484 NW 75TH ST
11	520010	0085	6/3/05	\$375,000	1260	600	7	1929	3	3478	N	N	6535 12TH AV NW
11	162380	0330	1/2/04	\$377,000	1270	0	7	1910	3	3000	N	N	623 NW 74TH ST
11	287710	1641	6/25/04	\$414,000	1270	0	7	1927	4	3700	N	N	6524 5TH AV NW
11	291920	0900	4/6/05	\$376,000	1270	0	7	1916	3	3840	N	N	128 N 81ST ST
11	291920	1095	6/9/04	\$424,000	1270	0	7	1926	4	3840	N	N	109 N 84TH ST
11	291970	2215	2/6/03	\$255,000	1270	0	7	1991	3	2400	N	N	347 NW 84TH ST
11	305270	1030	5/7/04	\$392,000	1270	0	7	1923	3	3750	N	N	6745 12TH AV NW
11	417210	0240	4/20/04	\$465,000	1270	500	7	1929	5	3744	N	N	7036 7TH AV NW
11	424040	0010	3/30/05	\$500,000	1270	0	7	1924	4	5588	N	N	7726 14TH AV NW
11	046100	1267	6/23/03	\$275,000	1280	0	7	1979	3	5250	N	N	7333 11TH AV NW
11	164650	1525	3/18/03	\$335,000	1280	0	7	1965	3	4120	N	N	116 NW 78TH ST
11	202870	0655	11/5/03	\$295,000	1280	0	7	1917	3	3500	N	N	6556 DIVISION AV NW
11	291970	1470	7/30/04	\$320,000	1280	0	7	1989	3	2400	N	N	307 NW 81ST ST
11	292270	2690	2/25/05	\$357,800	1280	0	7	1988	3	2350	N	N	7541 9TH AV NW
11	530910	0715	1/20/05	\$349,200	1280	0	7	1928	4	4062	N	N	6713 11TH AV NW
11	046100	5475	8/31/05	\$355,000	1290	0	7	1911	3	5650	N	N	7015 8TH AV NW
11	291970	0227	9/15/03	\$307,500	1290	0	7	1990	3	2819	N	N	628 NW 84TH ST
11	291970	2315	7/30/03	\$318,000	1290	0	7	1928	4	2500	N	N	8317 3RD AV NW
11	291970	2315	3/24/05	\$375,000	1290	0	7	1928	4	2500	N	N	8317 3RD AV NW
11	202870	0525	12/22/05	\$539,900	1300	650	7	1993	3	5300	N	N	6723 DIVISION AV NW
11	751900	0075	9/15/03	\$335,500	1300	500	7	1950	4	4120	N	N	336 NW 75TH ST
11	751900	0170	12/29/03	\$435,000	1300	0	7	1920	4	5150	N	N	331 NW 76TH ST
11	937630	1690	5/25/04	\$385,000	1300	0	7	1928	3	4300	N	N	7705 10TH AV NW

Improved Sales Used in this Annual Update Analysis
Area 82
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
11	164650	0495	6/25/04	\$390,000	1310	0	7	1919	4	3090	N	N	135 N 77TH ST
11	287710	0926	5/6/05	\$525,000	1310	0	7	1921	4	5000	N	N	6520 2ND AV NW
11	288010	0375	8/23/04	\$380,000	1310	0	7	1928	3	4000	N	N	6734 CLEOPATRA PL NW
11	292270	2695	5/3/04	\$335,000	1310	0	7	1988	3	2350	N	N	7545 9TH AV NW
11	046100	3680	8/21/03	\$325,000	1320	250	7	1974	3	5000	N	N	7025 13TH AV NW
11	202870	0785	12/14/05	\$365,000	1320	0	7	1987	3	2650	N	N	6533 DIBBLE AV NW
11	202870	1085	9/7/04	\$325,000	1320	0	7	1913	4	2555	N	N	832 NW 65TH ST
11	288010	0400	6/12/03	\$301,500	1320	0	7	1928	3	4000	N	N	6726 CLEOPATRA PL NW
11	291970	0705	3/22/04	\$378,000	1320	420	7	1910	3	4800	N	N	606 NW 82ND ST
11	507540	0100	8/19/05	\$529,950	1320	310	7	1926	3	5248	N	N	7708 14TH AV NW
11	530910	0445	4/27/04	\$332,500	1320	0	7	1985	3	2675	N	N	6728 11TH AV NW
11	937630	0500	5/6/03	\$289,990	1320	0	7	1983	3	5000	N	N	8012 12TH AV NW
11	046100	0120	7/7/05	\$375,000	1330	0	7	1927	4	4320	N	N	7311 8TH AV NW
11	046100	1155	2/13/03	\$318,000	1330	400	7	1944	5	5000	N	N	7336 11TH AV NW
11	288010	0625	12/6/04	\$365,000	1330	0	7	1926	5	2790	N	N	6511 CLEOPATRA PL NW
11	291970	0695	3/15/04	\$370,000	1330	0	7	1928	4	4670	N	N	602 NW 82ND ST
11	292270	0605	3/28/03	\$397,000	1330	910	7	1915	5	3390	N	N	8057 9TH AV NW
11	045800	0070	10/10/05	\$350,000	1340	0	7	1928	3	3440	N	N	1477 NW 83RD ST
11	164650	1595	6/3/03	\$324,000	1340	0	7	1927	4	3090	N	N	148 NW 78TH ST
11	164650	1595	4/4/05	\$445,000	1340	0	7	1927	4	3090	N	N	148 NW 78TH ST
11	202870	0170	3/1/05	\$472,500	1340	0	7	1944	4	5300	N	N	6754 DIBBLE AV NW
11	291970	0670	9/13/04	\$483,000	1340	920	7	1950	3	7200	N	N	609 NW 83RD ST
11	751900	0750	3/3/03	\$335,500	1340	360	7	1910	4	4120	N	N	314 NW 78TH ST
11	751900	0510	3/5/04	\$425,000	1350	0	7	1928	4	3860	N	N	314 NW 77TH ST
11	164650	0100	4/21/03	\$389,950	1360	0	7	1926	5	5150	N	N	110 N 75TH ST
11	291970	0170	6/11/04	\$367,500	1360	0	7	1927	3	3920	N	N	608 NW 84TH ST
11	291970	0180	3/5/04	\$334,900	1360	300	7	1924	3	3920	N	N	612 NW 84TH ST
11	430570	0115	6/22/04	\$245,000	1360	0	7	1938	4	5320	N	N	1221 NW 80TH ST
11	530910	1505	8/12/03	\$305,000	1360	0	7	1925	3	3115	N	N	908 NW 65TH ST
11	937630	1030	11/24/04	\$459,000	1360	800	7	1925	3	5000	N	N	8326 11TH AV NW
11	012503	9039	9/2/03	\$369,950	1370	0	7	1927	4	3750	N	N	150 NW 73RD ST

Improved Sales Used in this Annual Update Analysis
Area 82
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
11	046100	3385	4/15/04	\$370,000	1370	0	7	1945	3	5000	N	N	7051 14TH AV NW
11	287710	1830	11/9/05	\$499,950	1370	820	7	1928	4	5000	N	N	6546 6TH AV NW
11	292270	0865	8/15/05	\$420,000	1370	0	7	1929	3	3760	N	N	8022 9TH AV NW
11	937630	0930	4/5/04	\$465,000	1370	770	7	1909	3	5000	N	N	8321 11TH AV NW
11	202870	0126	1/13/03	\$248,400	1380	0	7	1986	3	2650	N	N	6730 DIBBLE AV NW
11	202870	1045	4/24/03	\$310,000	1380	0	7	1925	3	4240	N	N	6510 DIBBLE AV NW
11	287710	1535	11/29/05	\$495,500	1380	880	7	1910	5	5000	N	N	6543 4TH AV NW
11	751900	1030	6/30/04	\$365,000	1380	120	7	1929	4	3860	N	N	336 NW 79TH ST
11	751900	1451	9/15/05	\$405,000	1380	0	7	1926	3	2575	N	N	7807 6TH AV NW
11	012503	9031	12/15/04	\$420,000	1390	0	7	1926	4	4470	N	N	218 NW 73RD ST
11	012503	9031	7/14/04	\$384,000	1390	0	7	1926	4	4470	N	N	218 NW 73RD ST
11	046100	1880	4/27/04	\$415,950	1400	270	7	1963	3	5000	N	N	7311 13TH AV NW
11	162330	0735	1/2/03	\$247,500	1400	0	7	1918	3	4180	N	N	7211 3RD AV NW
11	291920	1115	7/9/03	\$299,245	1400	0	7	1906	4	3840	N	N	127 N 84TH ST
11	046100	0070	10/21/03	\$352,000	1410	0	7	1912	4	4640	N	N	7331 8TH AV NW
11	291970	1310	6/11/03	\$295,000	1410	250	7	1922	3	3600	N	N	634 NW 80TH ST
11	417210	0120	8/20/03	\$320,000	1410	0	7	1930	3	3500	N	N	7041 7TH AV NW
11	530910	1150	5/18/05	\$349,500	1410	0	7	1985	3	2675	N	N	6531 10TH AV NW
11	530910	1340	10/18/05	\$365,000	1410	0	7	1985	3	2500	N	N	6540 10TH AV NW
11	046100	3115	4/15/04	\$275,500	1420	340	7	1908	3	5000	N	N	7055 ALONZO AV NW
11	200070	0170	3/4/03	\$318,000	1420	0	7	1986	3	3075	N	N	138 N 74TH ST
11	288010	1106	8/5/05	\$439,900	1420	240	7	1919	4	3970	N	N	6528 7TH AV NW
11	305270	0667	3/25/04	\$329,950	1420	0	7	2003	3	1375	N	N	6716 B 14TH AV NW
11	305270	0669	3/8/04	\$331,695	1420	0	7	2003	3	1375	N	N	6716 A 14TH AV NW
11	162330	1100	3/10/03	\$295,000	1430	0	7	1986	3	3000	N	N	309 NW 75TH ST
11	292270	1485	6/23/04	\$372,000	1430	0	7	1915	3	5108	N	N	7727 9TH AV NW
11	751900	1960	4/21/03	\$277,500	1430	150	7	1910	3	5150	N	N	614 NW 76TH ST
11	937630	1180	9/29/05	\$335,000	1430	0	7	1949	3	5000	N	N	8323 10TH AV NW
11	046100	3150	4/19/04	\$400,000	1440	0	7	1912	3	4000	N	N	7037 ALONZO AV NW
11	164650	0730	6/11/04	\$432,500	1440	0	7	1926	3	4635	N	N	117 N 78TH ST
11	291920	0690	6/15/05	\$424,000	1440	0	7	1929	3	3840	N	N	133 N 81ST ST

Improved Sales Used in this Annual Update Analysis
Area 82
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
11	291970	1995	12/17/03	\$330,000	1440	410	7	1928	4	3790	N	N	315 NW 83RD ST
11	291970	2285	12/9/04	\$452,000	1440	0	7	1910	3	4800	N	N	315 NW 84TH ST
11	424040	0160	5/24/05	\$413,180	1440	200	7	1926	3	6000	N	N	7527 12TH AV NW
11	046100	4235	2/3/05	\$467,500	1450	160	7	1949	3	3105	N	N	1102 NW 70TH ST
11	046100	3860	6/17/03	\$295,000	1460	0	7	1995	3	2500	N	N	7047 12TH AV NW
11	287710	2016	3/7/03	\$356,000	1460	150	7	1925	4	3215	N	N	6545 6TH AV NW
11	292270	1546	6/6/05	\$406,500	1460	0	7	1912	4	4570	N	N	7758 9TH AV NW
11	305270	1105	7/22/04	\$350,000	1460	0	7	1998	3	2500	N	N	6738 12TH AV NW
11	349130	0146	11/16/04	\$415,900	1460	0	7	1937	4	4350	N	N	1423 NW 80TH ST
11	530910	1010	11/11/04	\$419,950	1460	0	7	1909	4	5350	N	N	6548 11TH AV NW
11	164650	0350	6/3/03	\$471,000	1470	0	7	1908	4	4637	N	N	130 N 76TH ST
11	230140	0680	8/22/03	\$475,000	1470	260	7	1922	3	5000	N	N	7022 SYCAMORE AV NW
11	305270	1035	1/5/05	\$410,000	1470	0	7	1919	3	3750	N	N	6749 12TH AV NW
11	530910	0485	11/19/03	\$494,900	1470	0	7	1909	5	5350	N	N	6708 11TH AV NW
11	751900	2040	8/5/03	\$293,000	1470	0	7	1996	3	2575	N	N	652 NW 76TH ST
11	164650	0070	3/11/05	\$453,500	1480	0	7	1926	4	3811	N	N	124 N 75TH ST
11	287710	3830	3/28/05	\$500,000	1480	360	7	1919	3	3750	N	N	102 N 67TH ST
11	292270	1690	7/6/04	\$360,000	1480	0	7	1930	3	4042	N	N	7704 9TH AV NW
11	046100	3885	6/24/03	\$403,000	1490	0	7	1926	4	5000	N	N	7031 12TH AV NW
11	200170	0030	7/8/05	\$535,000	1490	0	7	1912	3	4000	N	N	121 NW 74TH ST
11	287710	0810	4/4/03	\$505,000	1490	0	7	1928	4	4000	Y	N	6539 SYCAMORE AV NW
11	287710	3726	11/6/03	\$512,500	1490	0	7	1911	5	3500	N	N	6756 1ST AV NW
11	291920	0580	2/10/05	\$399,950	1490	0	7	1910	4	3840	N	N	116 NW 81ST ST
11	424040	0115	7/21/05	\$499,000	1490	0	7	1930	4	4300	N	N	7557 12TH AV NW
11	751900	1585	11/11/04	\$379,950	1490	0	7	1912	4	5150	N	N	651 NW 79TH ST
11	164650	2520	2/19/03	\$395,000	1500	0	7	1914	5	3090	N	N	146 NW 75TH ST
11	202870	0250	9/7/04	\$437,500	1500	0	7	1929	3	3710	N	N	6734 9TH AV NW
11	162380	0415	6/15/05	\$540,000	1510	0	7	1946	3	6000	N	N	616 NW 73RD ST
11	202870	0270	9/22/04	\$425,000	1510	0	7	1929	4	3816	N	N	6744 9TH AV NW
11	287710	3471	12/14/04	\$462,000	1510	0	7	1918	3	4250	N	N	103 NW 70TH ST
11	291970	1630	1/8/03	\$320,000	1510	600	7	1951	3	4800	N	N	351 NW 82ND ST

Improved Sales Used in this Annual Update Analysis
Area 82
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
11	751900	0745	8/14/03	\$337,500	1510	0	7	1910	4	4120	N	N	310 NW 78TH ST
11	046100	0110	7/21/04	\$339,000	1520	0	7	1927	4	4325	N	N	7315 8TH AV NW
11	046100	5016	10/25/05	\$575,000	1520	100	7	1911	5	3750	N	N	7053 DIBBLE AV NW
11	287710	3370	5/23/03	\$497,000	1520	0	7	1920	4	5000	N	N	6701 1ST AV NW
11	751900	0205	2/10/03	\$361,000	1520	0	7	1926	3	5150	N	N	317 NW 76TH ST
11	287710	3390	2/24/03	\$379,500	1530	0	7	1912	3	5000	N	N	6711 1ST AV NW
11	291920	0955	10/14/04	\$375,000	1540	0	7	1910	4	3840	N	N	115 N 83RD ST
11	292270	1705	5/10/04	\$507,000	1540	0	7	1930	4	3478	N	N	7702 9TH AV NW
11	162380	0385	4/19/05	\$525,000	1550	0	7	1926	4	2980	N	N	7307 6TH AV NW
11	305270	0520	8/6/03	\$271,000	1550	0	7	1997	3	2000	N	N	6723 14TH AV NW
11	202870	0585	6/23/03	\$350,000	1560	0	7	2002	4	2690	N	N	6722 DIVISION AV NW
11	287710	1290	7/7/05	\$380,000	1560	220	7	1906	4	4825	N	N	6539 3RD AV NW
11	162330	1160	2/6/04	\$325,000	1570	500	7	1912	3	3000	N	N	304 NW 74TH ST
11	230140	0060	5/17/03	\$332,110	1570	0	7	1911	3	4030	N	N	7206 PALATINE AV N
11	291970	1590	9/10/04	\$388,000	1570	0	7	1909	3	4800	N	N	346 NW 80TH ST
11	937630	0555	6/22/04	\$376,950	1580	0	7	1929	3	3333	N	N	8036 12TH AV NW
11	287710	2090	2/21/03	\$375,000	1600	0	7	1925	4	4840	N	N	6721 6TH AV NW
11	287710	2290	6/22/05	\$500,000	1600	440	7	1950	3	5000	N	N	515 NW 70TH ST
11	291970	0635	8/22/03	\$306,550	1600	0	7	1987	3	2880	N	N	625 NW 83RD ST
11	292170	0180	6/24/04	\$469,000	1600	0	7	1916	3	6350	N	N	8331 13TH AV NW
11	046100	3705	5/27/05	\$370,000	1620	0	7	1948	3	4500	N	N	7013 13TH AV NW
11	046100	4445	5/14/04	\$432,000	1620	0	7	1908	3	5000	N	N	7027 10TH AV NW
11	424040	0175	5/21/03	\$387,000	1620	0	7	1900	5	5320	N	N	7530 13TH AV NW
11	751900	1790	9/20/04	\$450,000	1620	0	7	1926	5	3605	N	N	648 NW 77TH ST
11	162380	0240	6/16/03	\$392,000	1630	200	7	1909	4	5700	N	N	656 NW 74TH ST
11	162380	0240	9/20/04	\$451,000	1630	200	7	1909	4	5700	N	N	656 NW 74TH ST
11	291920	0890	7/25/03	\$390,000	1630	0	7	1926	3	3840	N	N	136 N 81ST ST
11	291920	0890	7/13/05	\$510,000	1630	0	7	1926	3	3840	N	N	136 N 81ST ST
11	200070	0370	1/22/04	\$465,000	1640	0	7	1906	3	5400	N	N	138 N 73RD ST
11	937630	0955	11/14/03	\$450,000	1640	0	7	1928	5	4000	N	N	8309 11TH AV NW
11	292270	0930	11/20/03	\$378,250	1650	440	7	1938	4	5010	N	N	8001 DIBBLE AV NW

Improved Sales Used in this Annual Update Analysis
Area 82
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
11	937630	2072	10/25/04	\$439,950	1650	0	7	1916	4	4070	N	N	8008 10TH AV NW
11	287710	2770	7/18/04	\$419,000	1660	0	7	1915	5	3250	N	N	313 NW 70TH ST
11	751900	1190	10/12/05	\$421,000	1660	0	7	1923	3	3850	N	N	7911 3RD AV NW
11	287710	3180	10/18/05	\$660,000	1670	0	7	1912	5	5000	Y	N	6729 SYCAMORE AV NW
11	291920	0985	4/2/03	\$392,500	1670	400	7	1924	4	3840	N	N	137 N 83RD ST
11	937630	0075	8/4/04	\$429,900	1680	300	7	1912	4	3750	N	N	7538 12TH AV NW
11	230140	0540	7/23/03	\$499,700	1690	0	7	1925	4	5000	N	N	7034 3RD AV NW
11	287710	2390	11/21/03	\$297,000	1690	0	7	1916	3	5000	N	N	6706 6TH AV NW
11	291920	1060	1/22/04	\$380,000	1690	0	7	1911	5	3840	N	N	118 N 82ND ST
11	292170	0070	1/23/04	\$340,000	1700	0	7	1916	3	6480	N	N	8328 14TH AV NW
11	012503	9042	6/16/05	\$529,950	1710	500	7	1926	4	3750	N	N	172 NW 73RD ST
11	164650	0760	10/21/03	\$455,000	1710	0	7	1918	4	4944	N	N	133 N 78TH ST
11	291920	0165	9/1/05	\$440,000	1710	0	7	1947	3	3840	N	N	149 NW 84TH ST
11	751900	1765	7/28/03	\$440,000	1710	0	7	1926	4	3860	N	N	636 NW 77TH ST
11	287710	4115	10/5/04	\$458,000	1720	0	7	1925	5	4900	N	N	7014 PALATINE AV N
11	305270	0665	3/25/04	\$353,550	1730	0	7	2003	3	2202	N	N	6718 C 14TH AV NW
11	672870	0165	9/23/05	\$499,990	1730	200	7	1906	5	5000	N	N	7011 7TH AV NW
11	164650	2005	12/24/03	\$378,000	1740	0	7	1916	4	3605	N	N	139 NW 78TH ST
11	291970	0660	3/24/05	\$389,950	1740	0	7	1984	3	2400	N	N	613 NW 83RD ST
11	200070	0480	6/15/04	\$468,000	1750	170	7	1929	3	3120	N	N	109 NW 73RD ST
11	200120	0135	3/21/03	\$362,000	1760	0	7	1911	4	4000	N	N	114 NW 74TH ST
11	230140	0120	9/27/05	\$417,000	1760	0	7	1909	3	5000	N	N	7207 PALATINE AV N
11	291920	0880	4/15/05	\$455,650	1760	0	7	1924	4	3819	N	N	146 N 81ST ST
11	291970	1395	11/3/03	\$472,500	1760	600	7	1911	4	4800	N	N	341 NW 81ST ST
11	530910	1290	5/17/04	\$401,600	1770	0	7	1910	4	5500	N	N	6502 10TH AV NW
11	046100	2550	9/16/05	\$405,500	1790	450	7	1921	4	3201	N	N	7350 MARY AV NW
11	287710	3660	1/30/03	\$643,500	1790	310	7	1922	4	5000	Y	N	6727 PALATINE AV N
11	530910	1020	10/8/03	\$366,000	1790	730	7	1912	3	5350	N	N	6544 11TH AV NW
11	287710	0716	9/29/03	\$450,000	1800	220	7	1924	3	4000	N	N	6506 SYCAMORE AV NW
11	287710	3700	3/24/03	\$485,000	1800	0	7	1930	4	5000	Y	N	6747 PALATINE AV N
11	292170	0170	7/1/05	\$515,000	1860	0	7	1931	3	4760	N	N	8321 13TH AV NW

Improved Sales Used in this Annual Update Analysis
Area 82
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
11	287710	2155	8/30/05	\$640,000	1870	500	7	1950	3	7290	N	N	6755 6TH AV NW
11	287710	4050	5/25/05	\$538,000	1880	0	7	1908	3	5375	N	N	6714 PALATINE AV N
11	292270	0765	3/22/04	\$455,000	1880	0	7	1944	3	5640	N	N	8060 9TH AV NW
11	200070	0060	5/21/04	\$432,000	1890	0	7	1906	3	4100	N	N	125 N 75TH ST
11	292170	0110	2/17/05	\$349,000	2000	0	7	1952	3	6470	N	N	8308 14TH AV NW
11	287710	1801	11/4/03	\$409,950	2050	0	7	1910	3	3750	N	N	6559 5TH AV NW
11	287710	2650	1/3/03	\$392,500	2120	0	7	1916	4	5000	N	N	308 NW 67TH ST
11	012503	9045	12/2/03	\$545,000	2230	0	7	1928	4	3950	N	N	102 NW 73RD ST
11	937630	1020	1/12/05	\$372,000	2230	0	7	1913	3	5000	N	N	8322 11TH AV NW
11	288010	0195	12/16/04	\$505,000	2720	1500	7	1965	3	5500	N	N	6727 7TH AV NW
11	751900	2135	5/21/05	\$436,000	835	600	8	2005	3	2575	N	N	619 NW 77TH ST
11	349130	0113	11/17/05	\$530,000	940	0	8	1931	4	4800	N	N	7749 MARY AV NW
11	349130	0132	6/23/03	\$312,000	970	200	8	1931	3	3400	N	N	1479 NW 80TH ST
11	774800	0025	10/12/04	\$414,950	990	240	8	1949	3	5418	N	N	7519 MARY AV NW
11	292270	0235	6/16/03	\$345,000	1020	640	8	1937	4	4700	N	N	8303 DIBBLE AV NW
11	349130	0066	12/14/04	\$375,000	1040	800	8	1950	3	5764	N	N	7703 MARY AV NW
11	758970	0043	12/2/03	\$329,000	1070	100	8	1929	3	5207	N	N	8039 13TH AV NW
11	349130	0020	8/20/03	\$315,000	1090	200	8	1941	3	5461	N	N	7527 MARY AV NW
11	349130	0020	6/28/05	\$385,000	1090	200	8	1941	3	5461	N	N	7527 MARY AV NW
11	937630	2365	9/3/04	\$350,000	1100	230	8	1959	3	5060	N	N	8350 10TH AV NW
11	046100	0755	3/30/05	\$400,000	1140	240	8	1939	3	4125	N	N	914 NW 73RD ST
11	292270	1865	2/25/04	\$323,400	1150	300	8	1938	3	4390	N	N	815 NW 80TH ST
11	046100	3550	7/15/04	\$362,500	1200	0	8	1924	4	5000	N	N	7040 ALONZO AV NW
11	758970	0094	8/11/04	\$535,000	1230	540	8	1928	3	5080	N	N	8022 13TH AV NW
11	164650	1035	1/6/04	\$380,000	1260	850	8	1992	3	2400	N	N	151 N 79TH ST
11	758970	0024	5/27/04	\$391,000	1270	200	8	1932	3	5334	N	N	8015 13TH AV NW
11	046100	0140	12/21/05	\$500,000	1300	800	8	1927	4	5245	N	N	7301 8TH AV NW
11	292270	0475	3/12/04	\$393,000	1300	600	8	1930	4	3500	N	N	816 NW 83RD ST
11	287710	2032	5/18/04	\$344,000	1310	0	8	2000	3	2416	N	N	6559 6TH AV NW
11	292270	3060	7/12/03	\$407,500	1320	0	8	1928	4	6498	N	N	7526 DIBBLE AV NW
11	046100	1435	1/13/03	\$345,000	1340	400	8	1954	3	5000	N	N	7328 12TH AV NW

Improved Sales Used in this Annual Update Analysis
Area 82
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
11	292270	0785	4/7/03	\$365,000	1350	350	8	1947	3	4700	N	N	8048 9TH AV NW
11	292270	3110	12/12/03	\$370,750	1400	0	8	1929	3	4275	N	N	7510 DIBBLE AV NW
11	937630	1260	11/9/05	\$434,500	1400	520	8	1928	3	5000	N	N	8018 11TH AV NW
11	937630	1591	6/1/04	\$375,000	1400	0	8	1931	3	2600	N	N	1007 NW 80TH ST
11	758920	0191	3/14/05	\$379,000	1410	0	8	1930	3	2650	N	N	8310 MARY AV NW
11	046100	5135	5/7/03	\$565,000	1430	600	8	1927	5	4300	N	N	850 NW 70TH ST
11	291970	1855	11/17/03	\$419,000	1440	0	8	1928	3	4800	N	N	348 NW 81ST ST
11	230140	0090	12/11/03	\$601,000	1460	0	8	1909	5	3760	N	N	7222 PALATINE AV N
11	937630	0700	9/16/04	\$295,100	1460	0	8	1985	3	2500	N	N	8011 11TH AV NW
11	937630	0560	6/16/05	\$450,000	1470	0	8	1929	4	3333	N	N	8040 12TH AV NW
11	758970	0102	4/15/04	\$474,000	1490	0	8	1929	4	3360	N	N	8001 12TH AV NW
11	424040	0073	3/25/03	\$357,000	1510	260	8	1929	4	5240	N	N	7748 14TH AV NW
11	202870	0305	4/27/04	\$362,500	1520	270	8	1953	3	5300	N	N	866 NW 67TH ST
11	751900	1540	7/22/04	\$459,950	1520	0	8	1932	3	5150	N	N	646 NW 78TH ST
11	046100	0560	7/16/03	\$425,000	1540	0	8	1929	3	4000	N	N	7346 9TH AV NW
11	046100	0545	10/14/03	\$437,500	1550	0	8	1929	3	4000	N	N	7342 9TH AV NW
11	424040	0065	1/13/04	\$374,000	1580	0	8	1929	3	5461	N	N	7743 13TH AV NW
11	292270	1010	3/2/05	\$495,000	1590	0	8	1931	3	3850	N	N	8027 DIBBLE AV NW
11	430570	0010	10/20/03	\$400,000	1640	0	8	1990	3	4850	N	N	1224 NW 77TH ST
11	287710	3426	8/7/03	\$535,000	1680	1030	8	2005	3	4000	N	N	6731 1ST AV NW
11	774800	0020	5/25/05	\$495,000	1680	340	8	1934	4	5544	N	N	7523 MARY AV NW
11	520010	0015	1/5/04	\$400,000	1690	0	8	1955	3	3760	N	N	1202 NW 65TH ST
11	287710	0071	3/17/05	\$681,000	1710	900	8	1924	5	4000	N	N	6533 GREENWOOD AV N
11	287710	2825	2/12/03	\$465,000	1860	610	8	2002	3	2500	N	N	6730 4TH AV NW
11	292270	2365	8/19/03	\$370,000	1920	700	8	1928	5	4500	N	N	7523 10TH AV NW
11	292270	3075	12/24/03	\$441,000	1940	380	8	1929	3	4902	N	N	7520 DIBBLE AV NW
11	287710	1110	6/4/04	\$490,000	1960	0	8	1912	5	5000	N	N	6550 3RD AV NW
11	751900	0277	3/28/05	\$594,888	1960	570	8	2004	3	3126	N	N	316 NW 76TH ST
11	751900	1370	6/21/04	\$400,000	1960	0	8	1928	3	5200	N	N	637 NW 80TH ST
11	287710	0340	5/9/03	\$536,000	2000	0	8	1912	5	5000	N	N	6549 PALATINE AV N
11	162330	0085	11/8/05	\$499,000	2050	0	8	1996	3	3000	N	N	310 NW 70TH ST

Improved Sales Used in this Annual Update Analysis
Area 82
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
11	230140	0245	12/16/05	\$750,000	2060	300	8	2003	3	3700	N	N	7210 SYCAMORE AV NW
11	287710	0680	6/13/03	\$489,000	2100	0	8	1984	3	4000	N	N	6524 SYCAMORE AV NW
11	937630	0935	2/15/05	\$475,000	2230	0	8	2004	3	2500	N	N	8317 11TH AV NW
11	162380	0570	3/5/04	\$517,000	2250	0	8	1928	4	5590	N	N	7227 6TH AV NW
11	162330	0625	11/2/04	\$620,450	2260	700	8	2004	3	4000	N	N	402 NW 72ND ST
11	937630	1075	4/21/05	\$549,950	2270	600	8	1992	3	3750	N	N	8346 11TH AV NW
11	046100	1565	11/17/04	\$467,000	2300	0	8	1999	3	3000	N	N	7341 12TH AV NW
11	291970	0655	6/10/05	\$625,000	2510	0	8	1999	3	4800	N	N	619 NW 83RD ST
11	046100	0320	6/15/05	\$724,950	3075	0	8	2005	3	2750	N	N	7359 DIBBLE AV NW
11	287710	4175	2/23/04	\$850,000	2290	810	9	2003	3	4600	Y	N	7014 1ST AV NW
11	046100	0330	3/3/04	\$640,000	2860	900	9	2004	3	5000	N	N	7353 DIBBLE AV NW
11	287710	0755	4/21/03	\$972,200	3200	1000	9	1920	3	7500	Y	N	6515 SYCAMORE AV NW
11	200120	0110	6/13/05	\$905,000	2515	1115	10	2005	3	4000	Y	N	134 NW 74TH ST

Improved Sales Removed from this Annual Update Analysis
Area 82
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
2	012300	0255	11/23/04	\$448,500	Characteristics do not match sale
2	045200	0020	3/23/05	\$261,500	Obsolescence>0
2	045200	0140	3/17/05	\$515,000	Characteristics do not match sale
2	045200	0270	11/19/04	\$550,075	Obsolescence>0
2	045200	0280	5/5/03	\$269,000	Obsolescence>0
2	045200	0300	10/16/03	\$299,000	Segregation and/or Merger
2	045200	0310	2/28/03	\$285,000	Segregation and/or Merger
2	045200	0330	5/7/04	\$490,000	Obsolescence>0
2	045200	0356	12/16/03	\$95,677	Obsolescence>0
2	045200	0600	5/20/03	\$315,500	Percent Complete<100
2	045200	0610	6/24/05	\$343,375	Obsolescence>0
2	045200	0785	2/14/05	\$550,000	Obsolescence>0
2	045200	1065	8/30/05	\$709,000	Obsolescence>0
2	045200	1085	3/2/04	\$409,704	Obsolescence>0
2	045200	1855	1/21/05	\$82,212	Corporate Affiliates
2	045200	1855	1/21/05	\$9,135	Corporate Affiliates
2	099900	0245	8/23/05	\$435,000	More than 1 Imp
2	276760	0370	4/14/04	\$144,744	Partial Interest Sale
2	276760	0400	6/27/05	\$30,000	DOR Ratio
2	276760	0405	12/17/04	\$340,000	Segregation and/or Merger
2	276760	0935	11/19/03	\$381,000	Relocation Sale - Sale to Service
2	276760	0960	5/29/03	\$110,000	DOR Ratio
2	276760	1185	8/28/03	\$435,000	Relocation Sale - Sale to Service
2	276760	1345	6/24/03	\$91,442	Partial Interest Sale
2	276760	1665	12/22/03	\$201,000	Segregation and/or Merger
2	276760	1665	8/25/05	\$126,667	Related Party, Friend, or Neighbor
2	276760	1740	6/13/03	\$353,000	Relocation Sale - Sale to Service
2	276760	1820	5/21/03	\$95,563	Related Party, Friend, or Neighbor
2	276760	1830	4/28/05	\$660,000	Diagnostic Outlier
2	276760	1945	11/22/03	\$240,000	Statement to DOR
2	276760	2185	2/27/03	\$368,000	More than 1 Imp
2	276760	2355	11/9/04	\$301,000	Segregation and/or Merger
2	276760	2375	9/12/03	\$255,000	Previous Imp Value<25,000
2	276760	2565	10/9/03	\$290,000	Diagnostic Outlier
2	276760	2880	8/27/04	\$275,000	More than 1 Imp
2	276760	3167	7/7/03	\$125,000	DOR Ratio
2	276760	3215	4/28/04	\$315,000	Characteristics do not match sale
2	276760	3235	3/11/03	\$115,725	Partial Interest Sale
2	276760	3285	4/15/03	\$8,147	Partial Interest Sale
2	276760	3355	6/28/05	\$368,000	Characteristics do not match sale
2	276760	3455	1/10/05	\$420,000	Characteristics do not match sale
2	276760	3540	11/21/05	\$140,000	DOR Ratio
2	276770	4140	8/18/04	\$340,000	Segregation and/or Merger
2	276770	4140	6/24/05	\$385,000	Characteristics do not match sale
2	276770	4141	8/25/05	\$170,000	Previous Imp Value<25,000

Improved Sales Removed from this Annual Update Analysis
Area 82
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
2	276770	4580	8/27/03	\$200,000	Estate Administrator, Guardian, or Executor
2	276770	4870	6/8/04	\$387,500	Obsolescence>0
2	276780	0245	11/14/05	\$769,950	Percent Complete<100
2	276780	0380	12/29/04	\$99,378	Related Party, Friend, or Neighbor
2	276780	0411	10/29/04	\$137,511	DOR Ratio
2	276790	0110	8/1/03	\$200,000	Diagnostic Outlier
2	276790	0160	5/26/04	\$375,000	Statement to DOR
2	276790	0340	7/27/04	\$278,000	Poor Condition - not enough sales
2	276800	0085	5/26/04	\$325,000	Obsolescence>0
2	276800	0470	8/4/03	\$40,163	Related Party, Friend, or Neighbor
2	276810	0190	10/25/05	\$400,000	Obsolescence>0
2	276810	0205	11/16/04	\$300,000	Obsolescence>0
2	276810	0500	7/21/05	\$450,950	Obsolescence>0
2	276810	0515	5/12/05	\$380,000	Obsolescence>0
2	276810	0520	5/6/05	\$380,000	Obsolescence>0
2	276820	0160	12/5/03	\$293,000	Obsolescence>0
2	276820	0205	2/19/04	\$142,614	Related Party, Friend, or Neighbor
2	276820	0205	3/27/03	\$359,950	Obsolescence>0
2	276820	0210	2/13/04	\$305,000	Obsolescence>0
2	276820	0210	12/21/05	\$500,000	Obsolescence>0
2	276820	0230	1/20/04	\$285,000	Obsolescence>0
2	276830	0736	1/10/03	\$19,930	Related Party, Friend, or Neighbor
2	276830	0740	5/21/03	\$324,950	Obsolescence>0
2	276830	1174	10/21/03	\$388,250	Obsolescence>0
2	276830	1180	1/3/03	\$250,000	Segregation and/or Merger
2	276830	1205	5/17/05	\$655,000	Obsolescence>0
2	276830	1510	9/24/04	\$580,000	Segregation and/or Merger
2	276960	0090	8/5/04	\$107,160	Related Party, Friend, or Neighbor
2	276960	0505	2/1/05	\$290,000	Related Party, Friend, or Neighbor
2	276960	0945	4/29/05	\$80,000	Related Party, Friend, or Neighbor
2	276960	1055	5/23/04	\$300,000	Obsolescence>0
2	276960	1095	4/8/05	\$339,500	Imp Characteristics Changed Since Sale
2	276960	2465	12/28/05	\$240,000	Diagnostic Outlier
2	276960	2815	4/4/05	\$311,000	Government Agency
2	930730	0120	8/31/04	\$232,000	Related Party, Friend, or Neighbor
2	930730	0280	10/5/04	\$440,000	Characteristics do not match sale
11	012503	9058	10/30/05	\$375,000	Related Party, Friend, or Neighbor
11	012503	9065	2/2/05	\$330,000	Obsolescence>0
11	045800	0075	9/14/05	\$450,000	Characteristics do not match sale
11	045800	0175	2/14/03	\$263,000	Questionable per Sale Identification
11	045800	0235	1/5/04	\$400,000	Related Party, Friend, or Neighbor
11	045800	0270	1/17/03	\$140,000	DOR Ratio
11	046100	0110	7/21/04	\$339,000	Relocation Sale - Sale to Service
11	046100	0120	6/23/05	\$375,000	Relocation Sale - Sale to Service
11	046100	0320	9/11/03	\$185,000	DOR Ratio

Improved Sales Removed from this Annual Update Analysis
Area 82
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
11	046100	0330	6/27/03	\$241,000	DOR Ratio
11	046100	0350	11/12/03	\$380,000	Imp Characteristics Changed Since Sale
11	046100	0545	10/14/03	\$437,500	Relocation Sale - Sale to Service
11	046100	1155	8/20/04	\$399,000	Imp Characteristics Changed Since Sale
11	046100	1260	2/9/05	\$347,500	Relocation Sale - Sale to Service
11	046100	1445	3/15/05	\$600,000	Diagnostic Outlier
11	046100	1585	1/29/04	\$185,000	Non Representative Sale
11	046100	1770	3/30/05	\$569,900	Characteristics do not match sale
11	046100	2485	3/2/04	\$296,000	Imp Characteristics Changed Since Sale
11	046100	2550	6/22/04	\$412,000	Segregation and/or Merger
11	046100	2551	6/27/05	\$234,750	Segregation and/or Merger
11	046100	3320	2/20/03	\$42,323	Partial Interest Sale
11	046100	3325	10/31/05	\$351,500	Unfinished Area>0
11	046100	3775	12/16/03	\$245,000	Unfinished Area>0
11	046100	4270	6/17/04	\$400,000	Relocation Sale - Sale to Service
11	046100	4750	2/25/04	\$275,000	Estate Administrator, Guardian, or Executor
11	162330	0165	6/13/05	\$555,000	Characteristics do not match sale
11	162330	0370	3/7/05	\$335,000	Government Agency
11	162330	0620	9/26/03	\$375,000	Segregation and/or Merger
11	162330	0620	3/5/04	\$289,500	Active permit before sale
11	162330	0690	2/1/04	\$120,500	Related Party, Friend, or Neighbor
11	162330	0855	12/9/04	\$330,000	Imp Characteristics Changed Since Sale
11	162330	0855	2/10/05	\$378,000	Characteristics do not match sale
11	162380	0275	6/20/03	\$228,500	Imp Characteristics Changed Since Sale
11	162380	0275	9/2/05	\$380,000	Characteristics do not match sale
11	162380	0320	12/2/03	\$315,054	Partial Interest Sale
11	162380	0345	12/12/05	\$412,000	Characteristics do not match sale
11	164650	0255	3/30/05	\$377,000	Unfinished Area>0
11	164650	0365	2/27/04	\$111,500	Partial Interest Sale
11	164650	1035	7/11/03	\$146,500	Corporate Affiliates
11	164650	2250	1/29/03	\$282,000	Unfinished Area>0
11	164650	2520	5/24/04	\$181,450	DOR Ratio
11	164650	2525	1/27/04	\$290,071	Non Representative Sale
11	200120	0110	7/26/04	\$315,000	DOR Ratio
11	200120	0125	4/21/05	\$507,000	Characteristics do not match sale
11	200170	0030	3/30/05	\$100,000	Estate Administrator, Guardian, or Executor
11	200170	0045	12/9/04	\$94,204	Quit Claim Deed
11	202870	0111	5/1/03	\$245,000	Imp Characteristics Changed Since Sale
11	202870	0296	9/22/05	\$585,000	Characteristics do not match sale
11	202870	0435	11/17/05	\$151,620	Quit Claim Deed
11	202870	0555	7/27/04	\$24,017	DOR Ratio
11	202870	0880	8/5/04	\$250,000	Non Representative Sale
11	202870	0880	8/22/05	\$669,000	Characteristics do not match sale
11	202870	1125	6/24/05	\$184,475	Partial Interest Sale
11	230140	0265	8/10/04	\$197,125	Quit Claim Deed

Improved Sales Removed from this Annual Update Analysis
Area 82
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
11	230140	0495	3/11/05	\$103,896	Partial Interest Sale
11	230140	0615	11/8/05	\$650,000	Characteristics do not match sale
11	230140	0750	11/11/05	\$400,000	Characteristics do not match sale
11	287710	0035	8/14/03	\$148,436	Partial Interest Sale
11	287710	0170	2/4/04	\$89,424	Partial Interest Sale
11	287710	0665	6/25/03	\$278,000	DOR Ratio
11	287710	0675	1/21/03	\$273,000	Imp Characteristics Changed Since Sale
11	287710	0675	5/18/04	\$485,000	Characteristics do not match sale
11	287710	0915	1/16/03	\$58,424	Related Party, Friend, or Neighbor
11	287710	1081	10/14/05	\$348,300	Related Party, Friend, or Neighbor
11	287710	1380	1/20/04	\$750,000	Characteristics do not match sale
11	287710	1525	12/8/04	\$783,000	Characteristics do not match sale
11	287710	1795	3/31/04	\$143,562	Related Party, Friend, or Neighbor
11	287710	1980	2/28/03	\$407,000	Obsolescence>0
11	287710	1990	7/8/03	\$175,000	Diagnostic Outlier
11	287710	1990	7/9/04	\$430,000	Characteristics do not match sale
11	287710	2070	10/28/04	\$574,950	Unfinished Area>0
11	287710	2940	9/30/04	\$67,601	DOR Ratio
11	287710	3011	4/25/05	\$74,355	Partial Interest Sale
11	287710	3810	12/22/04	\$526,000	Characteristics do not match sale
11	287710	4040	4/21/04	\$475,000	Percent Complete<100
11	287710	4170	11/29/04	\$393,000	Obsolescence>0
11	287710	4175	1/22/03	\$331,500	DOR Ratio
11	288010	0230	9/15/05	\$175,000	Partial Interest Sale
11	288010	0360	8/19/03	\$22,019	Related Party, Friend, or Neighbor
11	288010	0440	5/19/04	\$135,000	Partial Interest Sale
11	288010	0740	2/7/03	\$198,000	Diagnostic Outlier
11	288010	1095	10/3/03	\$186,600	Related Party, Friend, or Neighbor
11	288010	1130	9/18/03	\$110,565	Quit Claim Deed
11	291920	0225	10/24/03	\$160,000	DOR Ratio
11	291920	0505	2/13/04	\$464,000	Obsolescence>0
11	291920	0505	10/20/05	\$541,800	Obsolescence>0
11	291920	0575	8/21/03	\$461,500	Unfinished Area>0
11	291920	0625	8/26/05	\$103,400	Related Party, Friend, or Neighbor
11	291920	0660	9/16/03	\$251,000	1031 Trade
11	291920	1370	7/30/03	\$316,418	Unfinished Area>0
11	291970	0135	9/20/05	\$250,000	Diagnostic Outlier
11	291970	0235	9/2/05	\$475,000	Unfinished Area>0
11	291970	0350	9/7/05	\$399,950	Characteristics do not match sale
11	291970	0410	4/27/05	\$330,000	Characteristics do not match sale
11	291970	0610	10/1/03	\$275,000	Estate Administrator, Guardian, or Executor
11	291970	0870	9/15/04	\$465,000	Obsolescence>0
11	291970	1525	12/17/04	\$81,218	Related Party, Friend, or Neighbor
11	291970	2020	3/19/03	\$249,000	Diagnostic Outlier
11	292170	0110	6/23/05	\$530,000	Characteristics do not match sale

Improved Sales Removed from this Annual Update Analysis
Area 82
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
11	292270	0425	9/23/05	\$367,000	Characteristics do not match sale
11	292270	0460	11/21/05	\$485,500	Unfinished Area>0
11	292270	0815	9/15/05	\$501,000	Characteristics do not match sale
11	292270	1680	3/7/03	\$283,000	No Market Exposure
11	292270	2075	12/5/05	\$115,601	Related Party, Friend, or Neighbor
11	292270	2335	9/11/04	\$385,000	Estate Administrator, Guardian, or Executor
11	292270	2776	5/19/03	\$194,400	Non Representative Sale
11	292270	2855	2/22/03	\$265,600	Imp Characteristics Changed Since Sale
11	292270	3060	7/9/03	\$407,500	Relocation Sale - Sale to Service
11	292270	3060	7/7/03	\$184,021	Partial Interest Sale
11	292270	3150	6/7/04	\$170,000	Non Representative Sale
11	305270	0245	6/22/05	\$524,950	Obsolescence>0
11	305270	0320	3/11/05	\$467,000	Obsolescence>0
11	305270	0340	9/9/05	\$444,000	Obsolescence>0
11	305270	0395	7/7/04	\$329,900	Segregation and/or Merger
11	305270	0395	10/5/05	\$489,000	Active permit before sale
11	305270	0420	12/28/05	\$417,500	Obsolescence>0
11	305270	0430	12/28/05	\$417,500	Obsolescence>0
11	305270	0450	6/13/05	\$380,000	More than 1 Imp
11	305270	0475	6/24/05	\$650,000	Obsolescence>0
11	305270	0490	5/12/04	\$372,000	Obsolescence>0
11	305270	0540	7/21/05	\$350,000	Obsolescence>0
11	305270	0605	10/21/05	\$350,000	Obsolescence>0
11	305270	0620	2/17/05	\$395,000	Active permit before sale
11	305270	0685	8/10/05	\$430,000	Obsolescence>0
11	305270	0920	2/2/05	\$447,000	Estate Administrator, Guardian, or Executor
11	349130	0096	10/11/04	\$164,229	Related Party, Friend, or Neighbor
11	349130	0235	7/21/05	\$436,000	Unfinished Area>0
11	424040	0075	3/6/03	\$263,000	Imp Characteristics Changed Since Sale
11	424040	0075	9/8/05	\$435,000	Characteristics do not match sale
11	424040	0090	3/17/03	\$92,412	DOR Ratio
11	430570	0015	6/16/05	\$400,000	Unfinished Area>0
11	430570	0115	6/24/05	\$520,000	Characteristics do not match sale
11	530910	0130	9/29/05	\$706,200	Percent Complete<100
11	530910	0140	9/29/05	\$725,000	Percent Complete<100
11	530910	0275	7/8/03	\$206,670	Related Party, Friend, or Neighbor
11	530910	0575	3/7/03	\$91,013	Related Party, Friend, or Neighbor
11	530910	0866	3/22/05	\$321,000	Government Agency
11	530910	1235	8/22/04	\$288,000	Statement to DOR
11	751900	0275	1/13/04	\$380,000	Segregation and/or Merger
11	751900	0275	7/15/04	\$296,000	Active permit before sale
11	751900	0625	12/23/05	\$160,000	Diagnostic Outlier
11	751900	0947	9/15/03	\$319,000	Unfinished Area>0
11	751900	1025	7/22/04	\$150,000	DOR Ratio
11	751900	1025	5/25/05	\$445,000	Characteristics do not match sale

Improved Sales Removed from this Annual Update Analysis
Area 82
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
11	751900	2205	3/26/03	\$393,000	Unfinished Area>0
11	751900	2510	1/7/04	\$127,000	Non Representative Sale
11	751900	2515	1/7/04	\$280,000	Characteristics do not match sale
11	758970	0055	8/30/05	\$230,000	Characteristics do not match sale
11	937630	0595	11/29/05	\$355,000	Unfinished Area>0
11	937630	0930	12/23/03	\$545,000	Segregation and/or Merger
11	937630	1140	8/24/05	\$753,300	Active permit before sale
11	937630	1600	4/10/03	\$300,000	Diagnostic Outlier
11	937630	2145	9/16/04	\$250,000	Percent Complete<100
11	937630	2340	2/25/04	\$150,000	Estate Administrator, Guardian, or Executor



King County
Department of Assessments
King County Administration Bldg.
500 Fourth Avenue, ADM-AS-0708
Seattle, WA 98104-2384

(206) 296-5195 FAX (206) 296-0595
Email: assessor.info@metrokc.gov
www.metrokc.gov/assessor/

Scott Noble
Assessor

MEMORANDUM

DATE: February 15, 2006

TO: Residential Appraisers

FROM: Scott Noble, Assessor

SUBJECT: 2006 Revaluation for 2007 Tax Roll

The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2005. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2005. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least three years of sales. No time adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.

SN:swr